







12 Ivy Street, Toongabbie

WALK TO STATION & SHOPS

Conveniently positioned just a 12-minute walk to the train station, local shops, and schools, this property offers exceptional lifestyle and investment appeal.

Situated on a clear, square block of approximately 696m² with a 15.24m frontage, the land could be fitted for a granny flat addition (STCA).

This is a fantastic opportunity for homeowners, builders, or investors seeking a versatile property in a prime location.

Home Features:
- 3 bedrooms, two with built-in wardrobes
- Guess room
- Brand-new kitchen
- Updated bathroom
- Internal laundry with an additional toilet (2 toilets in total)
- Freshly painted interiors
- Solid timber flooring
- Single lock-up garage

Location Features:
- Walking distance to Toongabbie Train Station
- Close to Portico Plaza shops, caf&aecute;s and amenities

4 1 1

FOR SALE
$1,279,000

VIEW
By Appointment

AGENTS
Le Huynh
0416 737 024
le@ljhcabramatta.com.au

AGENCY
LJ Hooker Cabramatta
(02) 9726 5566

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

- Near Toongabbie Public School and Girraween Selective Schools
- Quiet, family-friendly street with nearby parks
- Easy access to Great Western Highway and M4

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Call Le on 0416737024 for a private inspection

Disclaimer:
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MORE DETAILS

Property ID	1F4RF8S
Property Type	House
Land Area	696 m2
Including	Toilets (2)











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