



12 Ivy Street, Toongabbie

3 1 1

## 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 696m<sup>2</sup>; with a 15.24m frontage, the land presents outstanding potential for a duplex development (STCA) or granny flat addition (STCA).

### Home Features:

- 3 bedrooms, two with built-in wardrobes
- Guest 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, cafes and amenities
- Near Toongabbie Public School and Girraween Selective Schools
- Quiet, family-friendly street with nearby parks
- Easy access to Great Western Highway and M4

### FOR SALE

\$1,319,000

### VIEW

Sat 10th Jan @ 10:00AM - 10:30AM

### AGENTS

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

### AGENCY

LJ Hooker Cabramatta  
(02) 9726 5566

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

**Disclaimer:**

The information provided is gathered from sources we consider reliable; however, accuracy cannot be guaranteed. Interested parties should rely on their own enquiries. All details, measurements and images are for marketing purposes only and may be subject to change.

**MORE DETAILS**

Property ID 1F4RF8S  
Property Type House

