



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 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

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.

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**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

### AGENTS

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

### AGENCY

LJ Hooker Cabramatta  
(02) 9726 5566

 **LJ Hooker**

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

Call Le on 0416737024 for a private inspection

**Disclaimer:**

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**MORE DETAILS**

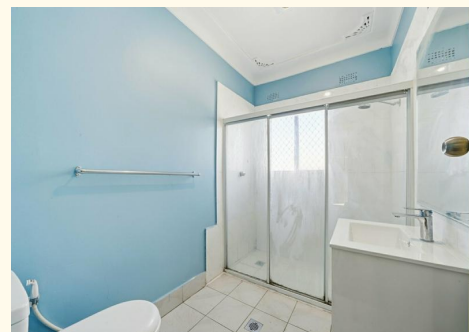
|               |             |
|---------------|-------------|
| Property ID   | 1F4RF8S     |
| Property Type | House       |
| Land Area     | 696 m2      |
| Including     | Toilets (2) |

**Le Huynh 0416 737 024**

Senior Sales Executive | [le@ljhcabramatta.com.au](mailto:le@ljhcabramatta.com.au)

**LJ Hooker Cabramatta (02) 9726 5566**

Shop 7, 2 Hughes Street, CABRAMATTA NSW 2166  
[cabramatta.ljhooker.com.au](http://cabramatta.ljhooker.com.au) | [admin@ljhcabramatta.com.au](mailto:admin@ljhcabramatta.com.au)



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