



## 2 Derbyshire Avenue TOONGABBIE NSW

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Recently renovated & freshly painted residence has a focus on in/outdoor entertaining with style and ease of living. Gleaming polished floorboards lead you throughout the appealing floor plan which incorporates 3 bedrooms with ceiling fans, spacious lounge and dining area with ceiling fan. New gas kitchen with dishwasher and butler's pantry and plenty of cupboard space. New bathroom plus second toilet with the internal laundry. Ducted air-conditioning and plantation shutters. Entertain with Sundeck or sun-room overlooking the established landscaped gardens complete with semi in-ground pool and third toilet. Corner block location with access to a carport and single garage. Walking distance within a close proximity to both Toongabbie or Pendle Hill amenities and local schools.

**View** : <https://www.elderstoongabbie.com.au/lease/nsw/western-sydney/toongabbie/residential/house/5869215>