

# Elders



**22 Derbyshire Avenue Toongabbie NSW**

3  2  2 

Occupying a level, North facing 607m<sup>2</sup> block of land within walking distance to the station and schools in a peaceful yet convenient Eastside position, this gorgeous home has all the room that a growing family could need, as well as future granny flat potential subject to council approval.

It is rare to find a property with such class and what you will notice about this home the moment you step foot inside is the attention to detail that contributes to the overall quality feel, with finishing touches such as solid wooden architraves and picture rails, hardwood timber flooring throughout, classic plaster cornices and high ceilings.

Each of the 3 Double sized bedrooms has a built in wardrobe, the master has it's own feature "bay window" to capture the sun all day and provide additional space. Both of the Living areas are generously proportioned and comprise a formal lounge and dining room as well as a vast open plan family/dining room adjoining the huge gas

**Land Size** : 607 sqm

**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5875249>



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