



## 2 Mimosa Avenue Toongabbie NSW

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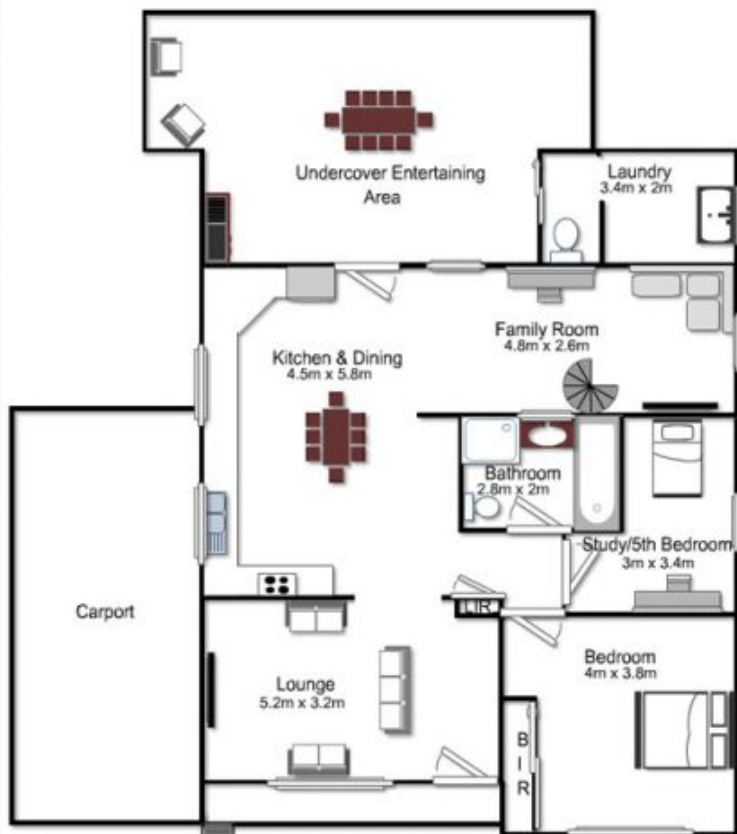
With a generosity of space and numerous, versatile options, this 2 level home offers buyers with imagination an opportunity to redecorate, adding their own personal flair to create and enjoy a big home on a small budget. Offering a free flowing, practical floorplan with excellent separation of formal and informal living ensures this home is perfect for the large or extended family. Featuring 4 bedrooms with storage (3 upstairs and main downstairs with ceiling fan), study or potential 5th bedroom, air-conditioning upstairs, 2 bathrooms and 3 toilets, formal lounge with gas heating, modern gas kitchen with dishwasher and an open plan family/dining space with gas heating. The private rear yard incorporates a carport, garden shed and large pergola area with gas BBQ outlet ensuring easy entertaining and is best described as a blank canvas waiting for you to landscape in your own style. Perfectly positioned on a quiet, Eastside culdesac yet within a short stroll to Toongabbie station,

**Land Size** : 556.4 sqm

**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5875268>



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Ground Floor



First Floor

Plans are for presentation purposes only and are not part of any legal document or title. They should not be used as sole reference. Interested parties should make their own enquiries using other sources. Measurements are approximate.