



### 34 Vancouver Avenue Toongabbie NSW

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Situated on the high side of a peaceful street, close to Metella Road school, local shops and bus stop to the train station, this home will instantly impress. The excellent design incorporates an L-shape lounge & dining room with split system air conditioning and gas heating points ensuring comfort for the family all year round. There are 3 generously sized bedrooms, all with built in wardrobes and ceiling fans as well as a deluxe bathroom with separate toilet and impeccably maintained kitchen. Step outside to the immaculately landscaped backyard with outdoor entertaining and BBQ area that sits adjacent to the detached rumpus/workshop and storage space. To add to all these features the property also boasts timber floors to the living areas and bedrooms, plantation shutters, downlights throughout, 4 year old gas hot water system, brand new guttering and a security fence to the driveway. With all these features and more, combined with the

**Price** : \$ 485,000  
**Land Size** : 562 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5875371>



**Matt Barham**  
**02 9896 2333**