



## 40D Tungarra Road Girraween NSW

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Situated within the highly sought after Girraween Primary School catchment area in one of the most popular streets in Girraween is this 10 year young brick veneer villa that is offered to the market with impeccable presentation and style by its original owners. The villa is one of only two on title and therefore offers extremely affordable strata as well as privacy. This home features 3 spacious bedrooms, all of which include built-in-wardrobes and ensuite to the main. A modern main bathroom and a kitchen with gas cooking and granite bench tops as well as reverse cycle air-con to the lounge and dining area. The home further boasts tiled floors throughout, a spacious undercover entertaining area in the wrap-around low maintenance courtyard, solar hot water and electricity, security grills, electric roller shutters in the lounge area and a single lock-up garage with remote door. If that did not tick all your boxes then the peaceful location conveniently set within walking distance to

**Price** : \$ 627,000  
**Land Size** : 216 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/parramatta/girraween/residential/villa/5875391>



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