



18 Wentworth Avenue Toongabbie NSW

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Situated in one of the area's most central locations is this clad home needing minor cosmetic enhancements on a prime block of land spanning over 800sqm with a 23.1m frontage. The practical floorplan incorporates 3 bedrooms, main with built-in-robe, renovated timber kitchen with gas appliances and adjoining dining room, original bathroom, lounge with fireplace, family room with gas heating provisions and air-conditioning throughout the majority of the home. An unbelievable yard space greets you at the rear which incorporates security gate access to the oversized single garage and ample grassed area for the kids to play. Follow other astute investors in the area and take advantage of the endless potential this land holds for future extensions/renovations, a large new home or duplex development (S.T.C.A). Occupying a convenient position, within 2 minutes walk to Toongabbie station and not much further to the shops and local schools ensures comfortable living now and fantastic possibilities in the future.

Council Rates: \$300.00 per quarter - approximately
Water Rates: \$172.00 per quarter - approximately
Land Size: 803sqm

Price : \$ 501,500

View : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5875408>



Matt Barham
02 9896 2333