

# Elders



## 16 Willmot Avenue Toongabbie NSW

3  1  1 

Situated in one of the areas most popular yet central locations is this liveable or rentable clad home on a prime block of land spanning over 619sqm measuring approximately 17.5m x 35.5m. The practical floorplan incorporates 3 bedrooms, separate lounge with feature fireplace, open plan kitchen/dining area, updated bathroom, polished floorboards and air-conditioning. With a gentle slope to the road and free of any large trees, the expansive backyard features a single garage and garden shed, and overlooks a peaceful reserve. Follow other astute investors in the area and take advantage of the endless possibilities this land holds for future extensions or renovations, a large new home or construction of a duplex (subject to Parramatta Council approval). Occupying an enviable position on the high side of the quietest of streets yet within a short stroll to Toongabbie station, shopping centre and schools ensures whatever your plans may be for this

**Price** : \$ 670,000  
**Land Size** : 619.7 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5875916>



**Matt Barham**  
02 9896 2333



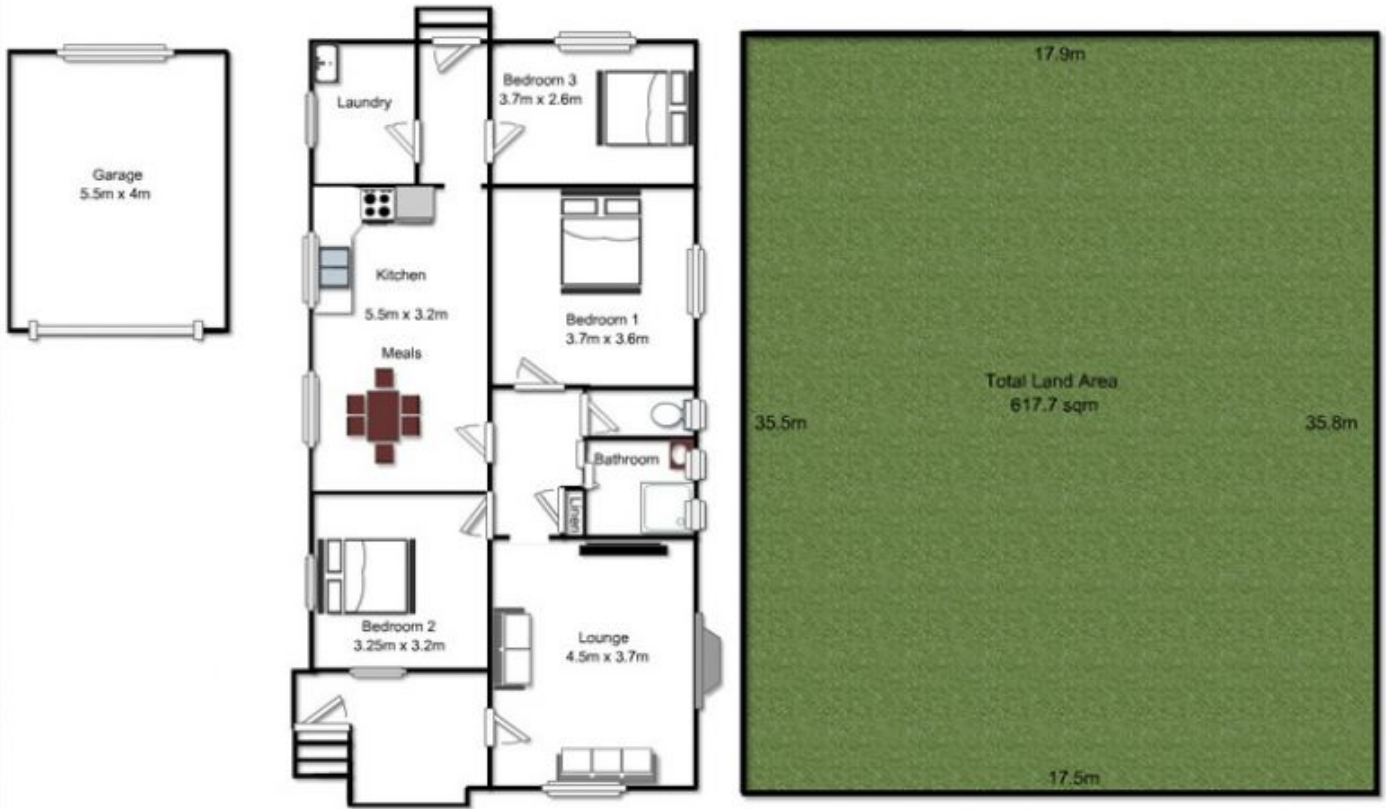
**Nick Bardon**  
02 9896 2333

<https://www.elderstoongabbie.com.au>



# Real Estate

16 Willmot Avenue  
Toongabbie



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 approximates.