



### 1 Ballandella Road Toongabbie NSW

Hurry to inspect this rare opportunity to own a near new, grand sized family style, luxury home as it will be a long time before you see another like it. There is no shortage of space, and every possible luxury inclusion has been thought of ensuring you a comfortable and convenient lifestyle. The design provides a large or extended family with the choice of multiple living areas including a huge lounge room, a formal dining room, kitchen/family meals area and a separate TV/media room, while an additional upstairs living room would make an ideal childrens playroom or study area. You'll love the king sized master bedroom with ensuite and walk in wardrobe and there is the added convenience of a double garage with internal access plus an automatic roller door. Other creature comforts include ducted air conditioning upstairs and a split system air conditioner down, kitchen with gas cooking and dishwasher, high ceilings throughout, tiled floors to the majority of the ground floor living areas, ceiling insulation, gas hot water, roller shutters, an alarm with b2b capability, and solar electricity panels currently generating electricity credits to your bill at over 60 cents per kwh. An easy care back lawn together with an undercover entertaining area complete the picture. Conveniently located within 7 minutes walk to the station, and being close to local schools, the 'T-way' and shops only add to the appeal of this property. MORE DETAILS NICK BARDON 0409 900 237

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**Price** : \$ 560,000

**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5876102>



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