

# Elders



## 2 Derbyshire Avenue Toongabbie NSW

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Striking a harmonious balance between period character and modern elegance, this renovated, freshly painted residence has a focus on in/outdoor entertaining with style and ease of living. Gleaming polished floorboards lead you throughout the appealing floorplan which incorporates 3 bedrooms with ceiling fans, spacious lounge and dining with ceiling fan, new gas kitchen with dishwasher and butler's pantry, new bathroom plus second toilet with the internal laundry, ducted air-conditioning and plantation shutters. Entertain in sophisticated style on the sundeck or sunroom overlooking the established landscaped gardens complete with semi inground pool and third toilet. Occupy an enviable, corner block location with access to a carport and single garage offers great potential to construct a granny flat at a later date (STCA) and within a close proximity to both Toongabbie or Pendle Hill amenities ensures a convenient lifestyle ideal for owner occupiers or

**Price** : \$ 837,000  
**Land Size** : 588.1 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5876673>



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