



**3/59B Oramzi Road Girraween NSW**

2  2  1 

The ultimate in design, this impeccable 4 year old, Torrens Title home (NO STRATA FEES) is defined by its generous proportions, stylish finishes and convenient location. Superb interiors flow effortlessly over one level easily accommodating family living yet offering an easy care and maintenance free lifestyle. The lounge & dining is complimented by the gourmet gas kitchen with dishwasher and breakfast bar, and flows to the spacious courtyard providing easy entertaining spaces both inside and out. The long list of features includes 2 bedrooms, main with walk-in-robe and ensuite, deluxe main bathroom, gas heating provisions, internal access to the single garage and currently returning \$440 per week in rental income from a great tenant wanting to stay. Privately set at the end of an exclusive complex of only 4 homes and occupying an immensely popular location, conveniently close to Girraween schools and both Toongabbie and Pendle Hill

**Price** : \$ 700,000  
**Land Size** : 376 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/parramatta/girraween/residential/semi-detached/5877314>



**Matt Barham**  
**02 9896 2333**

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

