



## 12/17 Mimosa Avenue Toongabbie NSW

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This near new 3 bedroom townhouse situated in a quiet setting within walking distance to the train station is the ultimate in affordable luxury. Perfectly presented throughout it offers spacious open plan living areas, a luxurious gas equipped kitchen with stone benchtops and a private landscaped backyard complete with undercover entertaining area.

The well designed layout includes two bedrooms and a full bathroom on the ground floor making it ideal for guests or extended family while a combination of tile and timber laminate flooring throughout contribute to the modern feel and ease of maintenance.

With very low strata levies, spacious accommodation and a highly convenient location, this near new home provides a genuine alternative to an independent house at a much

**Price** : \$ 700,000  
**Land Size** : 251 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/townhouse/5877468>



**Nick Bardon**  
02 9896 2333



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