

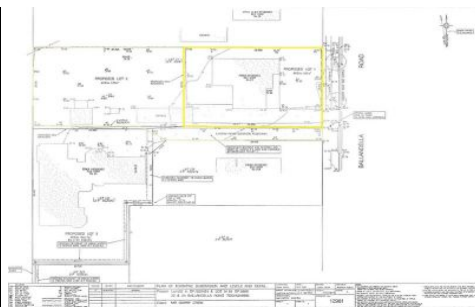
Elders



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PROJECT SALES

Leon Gietzmann 0404 032 934



22 Ballandella Road TOONGABBIE NSW

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ELDERS ELITE PROJECT SALES proudly presents 22 Ballandella Rd Toongabbie

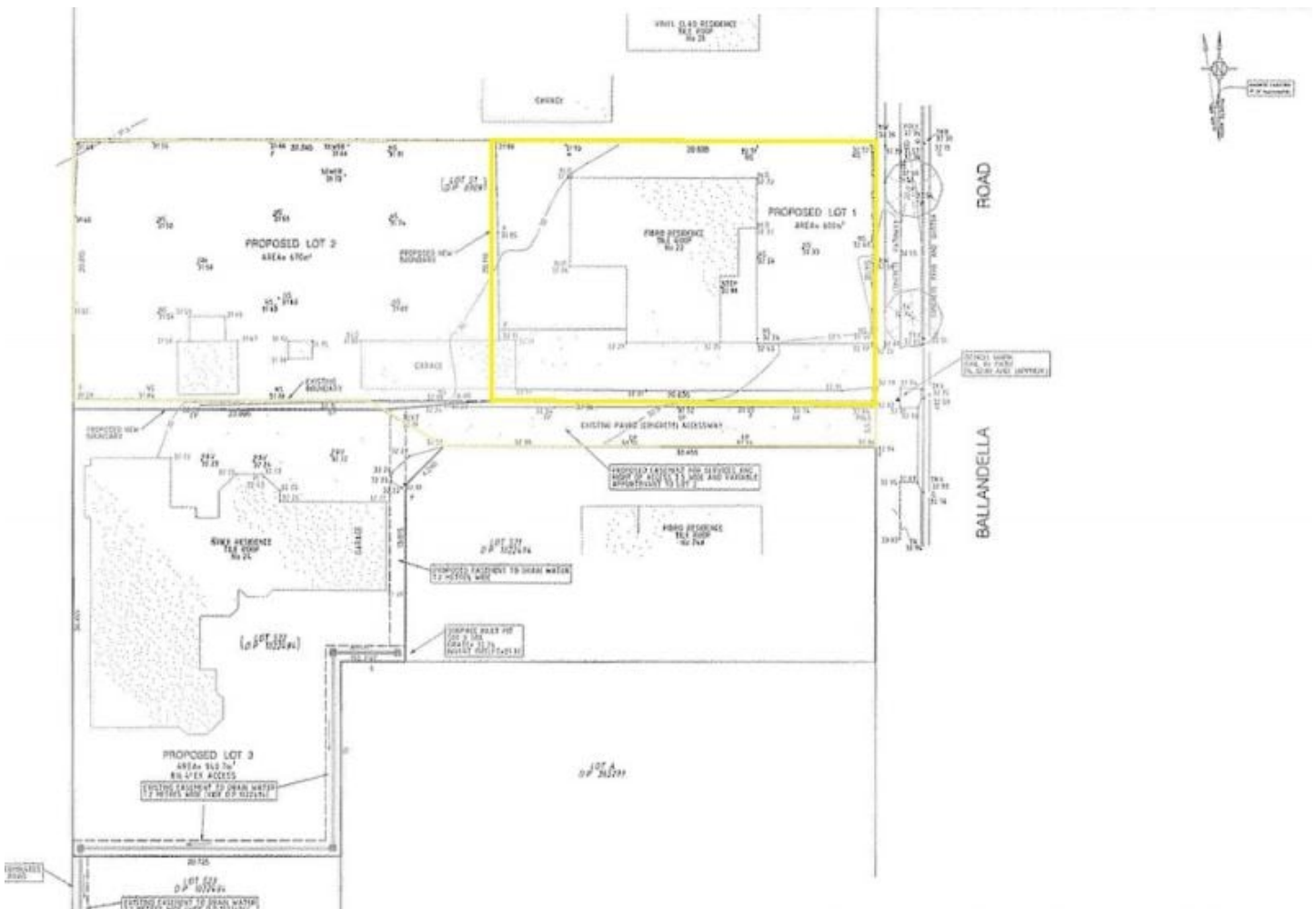
This property suits development of duplex subject to Parramatta Council approval.

Set on 600m2 with 20m frontage this spacious family home consists of three large bedrooms with built-ins and ceiling fans plus a large separate lounge area with air conditioning. Separate dining area, original but very neat kitchen with huge walk in pantry. Immaculate main bathroom and the home also features a large family room with timber floorboards and air conditioning as well as laundry. Offered subject to existing tenancy agreement where the lease agreement is \$400pw and expires on 09/08/15.

Land Size : 600 sqm

View : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5877850>

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



NO.	REVISION	DATE	AMENDMENT	PLAN OF TENTATIVE SUBDIVISION AND LEVELS AND DETAIL	DATE	SCALE	PROJECT NO.	ISSUE	REMARKS
1	ISSUED FOR TENDERS	12/20/2024	AS SHOWN	Project: Lot 522 in DP1202434 & LOT 518 in DP 3909 22 & 24 BALLANDELLA ROAD TOONABARRE	12/20/2024	1:1000	12981	1	ISSUED FOR TENDERS
2	REVISED	12/20/2024	AS SHOWN	Client: MR GARRY CREW	12/20/2024	1:1000	12981	2	REVISED

NOTES:
 1. THIS PLAN IS A TENTATIVE SUBDIVISION AND LEVELS AND DETAIL. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS EVIDENCE OF TITLE.
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