



### 12/17 Mimosa Avenue Toongabbie NSW

3 2 2

Offering house like proportions, this modern 3 bedroom, 2 bathroom townhouse is situated in a quiet neighbourhood within walking distance to the train station, providing the ultimate in affordable luxury.

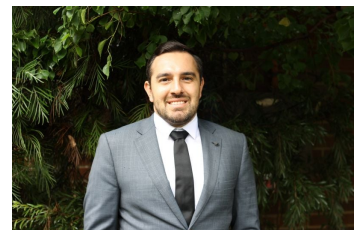
Perfectly presented throughout it offers newly repainted interiors, enormous open plan living areas, a gas equipped kitchen with stone benchtops + dishwasher, ducted airconditioning and a private landscaped backyard with covered entertaining terrace.

Designed with family lifestyle in mind, the practical 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.

**Price** : Just Listed!  
**Land Size** : 251 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/townhouse/8071994>



**Nick Bardon**  
02 9896 2333



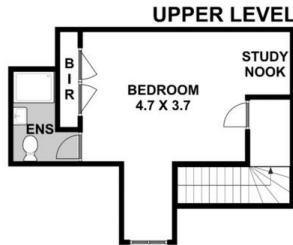
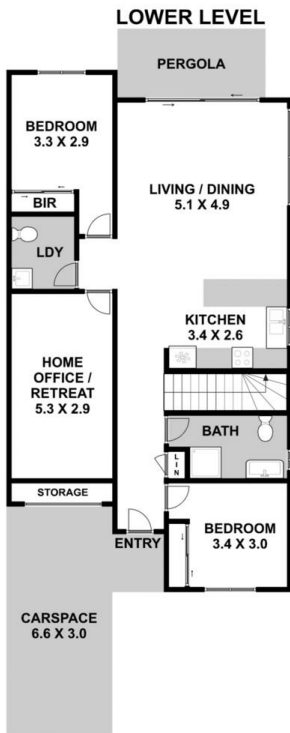
**Alex Georgiou**  
02 9896 2333

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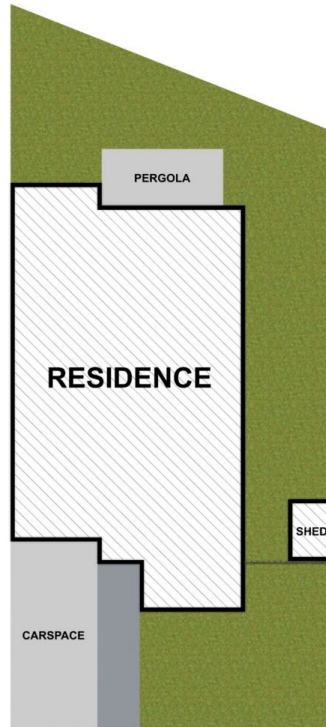


Please note:  
Floorplan measurements are a guide only.  
All dimensions are approximate in their distance and volume.

Rear



Front



-  3
-  2
-  1