

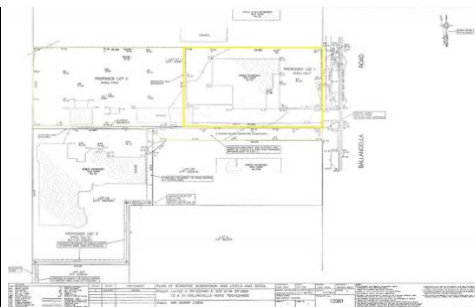
**Elders**



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**PROJECT SALES**

Leon Gietzmann 0404 032 934



**Elders**

**1/22 Ballandella Road Toongabbie NSW**

**3**  **1** 

ELDERS ELITE PROJECT SALES proudly presents 22 Ballandella Rd Toongabbie

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

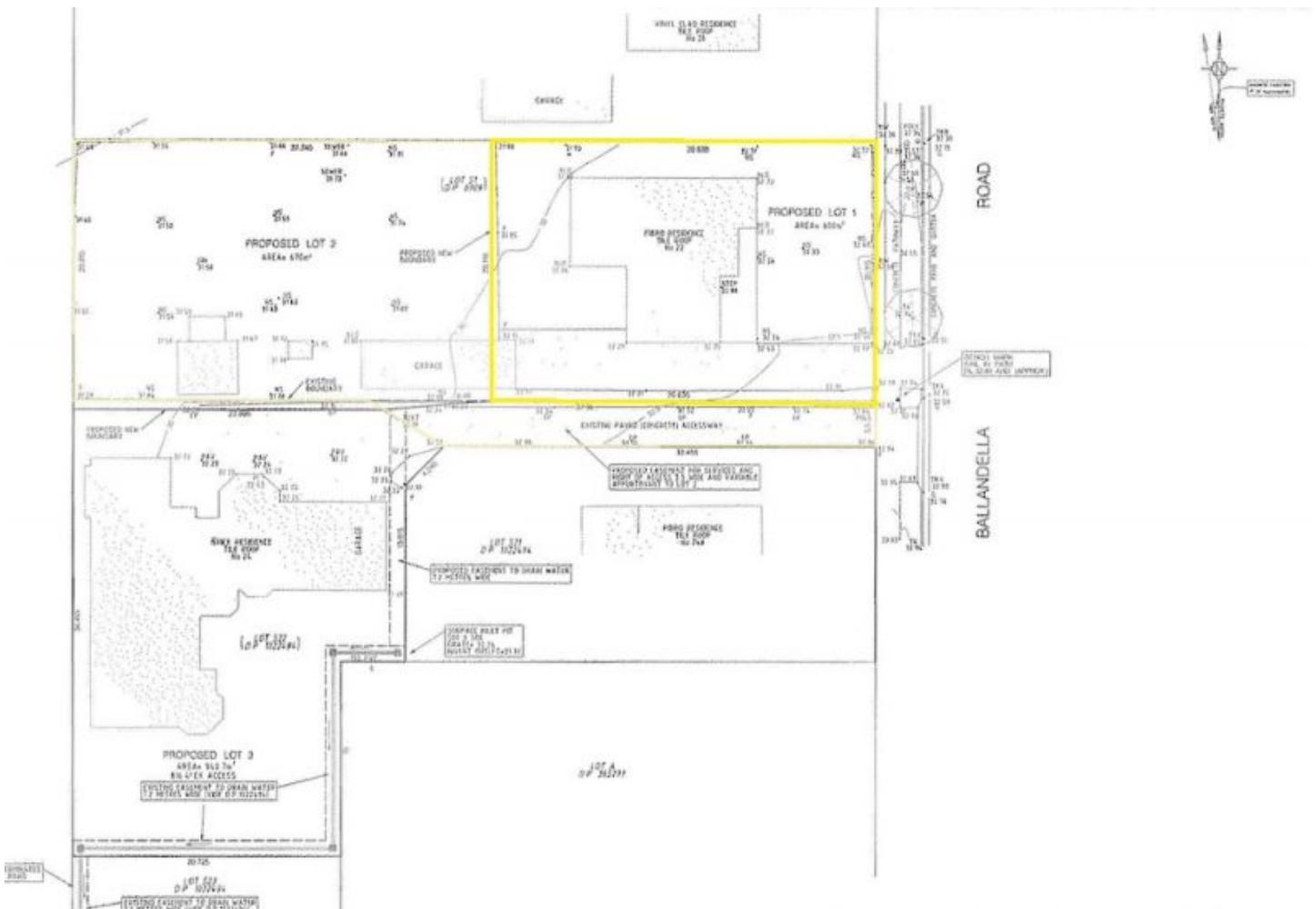
Set on 600m2 with 20m frontage this spacious family home consists of three large bedrooms with built-ins and ceiling fans plus a large separate lounge area with air conditioning. Separate dining area, original but very neat kitchen with huge walk in pantry. Immaculate main bathroom and the home also 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.

**Price** : \$ 785,000  
**Land Size** : 600 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5876680>



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

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



ISSUE	DATE	AMENDMENT	PLAN OF TENTATIVE SUBDIVISION AND LEVELS AND DETAIL	DATE	NO.	SCALE	PROJECT NO.	REMARKS
1	20/02/20	ISSUE	Project: Lot 502 in DP1202434 & Lot 51 in DP 8909 22 & 24 BALLANDELLA ROAD TOONABARRE	20/02/20	1	1:500	12981	ISSUE FOR PERMIT
2			Client: MR GARRY CREW					

ROAD

BALLANDELLA

LOT 3  
DP 8909

12981