

# Elders



**4/44 Ballandella Road Toongabbie NSW**

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Generous interiors and a welcoming ambience unite in this easy care villa to create a lifestyle haven for genuinely laid back living, being favourably positioned, it represents a solid investment or fabulous first home. Low maintenance living incorporates 2 bedrooms with built in robes and main with ceiling fan, air conditioned living areas with gas heating provisions, spacious kitchen complete with gas appliances, oversized bathroom with separate bath to shower, roller shutters and a single garage with internal access. The private courtyard with timber sundeck allows ample space to entertain on a small or large scale and the well maintained complex of only 10 homes will be appreciated by all who inspect. Conveniently located within a short stroll to Toongabbie station, shopping precinct and schools, ensures this is an opportunity is too good to miss.

Council rates: \$274.70 per quarter

**Price** : \$ 555,000  
**Land Size** : 155 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/villa/5877277>



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



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