



**9/399 Wentworth Avenue Toongabbie NSW**

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Convenience, serenity and security are the hallmarks of this charming 2 bedroom villa which represents superb value for money in the current market.

Located within just 8 minutes walking distance to Toongabbie train station and with local schools, childcare and shopping all within walking distance this home will appeal to a wide range of buyers including first home buyers, investors and downsizers.

Completely stand alone with no common walls it offers a generous 162m<sup>2</sup> on title including two very large bedrooms both with built in wardrobes and ceiling fans, spacious open plan living areas benefiting from north easterly sunshine, split system air conditioning, timber flooring throughout, a great sized backyard with timber deck and a registered car space.

**Price** : \$ 485,000  
**Land Size** : 162 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/villa/5877659>



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