

Information Sheet for 2/166 Targo Road Girraween

Q: Total Unit Size?

A: 195 sqm approx.

Q: Internal size?

A: 138 sqm approx.

Q: Latest renovations / upgrades?

A: Recently Repainted, Plantation Shutters, Main bathroom renovated

Q: When was the property built?

A: 2017 approx.

Q: Strata fees?

A: \$296 pq approx.

Q: Water rates?

A: \$202 pq approx.

Q: Who is the strata manager?

A: Successful Strata Management - 1300 029 786 - Tony Kairouz
info@successfulstrata.com.au www.successfulstrata.com.au

Q: Building Amenities / facilities?

A: 1. Garage and car space 2. Plantation shutters for all windows
3. Solar panels with 3KW capacity 4. Staircase lighting 5. Water filter 6. Backyard decking
7. Covered alfresco 8. Additional bathroom 9. Concrete slab ceiling 10. Bedroom downstairs
11. Additional storage in garage.

Q: What do we love about the property?

The sellers have loved living in this peaceful home, particularly appreciating the quietness of the concrete ceiling construction, covered alfresco area, and backyard decking. Plantation shutters, staircase lighting, the additional bathroom, water filtration system, 3KW solar panels, and extra car space, making it a place they enjoyed living in.

Nearby points of interest:

Schools: Girraween Public School 6 min walk (400m), St Anthony's Primary 9 min walk (700m) Girraween High School 15 min walk (1.1km)

Hospitals: Westmead Hospital 12 min drive (4.8 km) Children's Hospital 14 min drive (5.3 km)

Shopping Centers: Westfield Parramatta 15 min drive

Train Stations: Pendle Hill Station 16min walk (1.1 km) Toongabbie Station 18 min walk

Bus Stop: Targo Rd opp Oramzi Rd Bus Stop 5 min walk (400m)

Gym: 4 min drive (1.8 km)

University: Western Sydney Uni (CBD Campus) 17 min drive (9.2 km)

Library: Wentworthville Library 7 min drive (2.9 km)

Parks: Civic Park 9min walk (700m), Targo Rd Reserve 4 min walk (350m)

Disclaimer: Information provided has been supplied by Vendor and not McGrath Sales. Do not rely upon this information as material fact.

2/166 Targo Road Girraween

Thank you for attending our open home. If I could be of any further assistance, please don't hesitate to get in touch.

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Disclaimer:

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