

Information sheet for 25a & 25b Bulli Road, Toongabbie, NSW 2146

Q: Total Land Area?

A: 881 sqm approx.

Q: Total Internal Area?

A: House 336 sqm ,Granny Flat 60sqm

Q: When was the property last sold?

A: Never Sold (One Owner)

Q: When was the property built?

A: Year 2020 approx.

Q: Approx. weekly rent?

A: \$1900pw – \$1950pw

Q: NBN ready?

A: Yes , servicing House & Granny

Q: Water rates?

A: \$220 pq approx.

Q: Council rates?

A: \$393 pq approx.

Q: Main Gate details ?

A: Remote controlled double motor gate

Q: Solar System ?

A: 16kw servicing House & Granny

Q: Kitchen Appliances?

A: Electrolux 5 burner gas cooktop, SMEG 5 star rated dishwasher, Ducted Chimney Oven, Microwave

Q: Air Conditioning?

A: 20kw Daikin smart air conditioning system Reverse Cycle Ducted – **4 Zones**

Q: Who is the Builder?

A: REMARKABLE PROJECTS, Custom builder

Nearby points of interest:

Schools: Toongabbie West Public School 7min walk 560m,

St Anthonys Primary School 4 min drive

Pendle Hill High School 12min walk 850 , Catherine McAuley Westmead 9min drive 5km

St Pauls Primary School Winston Hills 5min Drive 3km

Hospitals: Westmead Hospital 4.5 km 8min Drive

Shopping Centres: : IGA Old Toongabbie 15min walk 1.1km

Emma Crescent Shops 3min drive walk 1.5km , Winston Hills Mall 6min drive 4.3km

T way - Rapid bus transitway: 6 min walk 400m

Train Stations: Toongabbie Train Station 15min walk 1.6km **Bus Stop:** 3min walk 200m

Parks: Gallery Gardens & Tennis Courts 20min walk 1.5k , Binalong Park 10 min walk

Leisure: Northmead Sports club 7min drive 4.9km, Westfield Parramatta 13min drive 7.4km

Cafes: Hideout cafe 16min walk 1km

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

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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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