



**12 Vianney Crescent Toongabbie NSW**

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Set on a quiet street in leafy surrounds, this brick veneer home occupies a near level parcel of land and offers easy-care living while presenting ample opportunity to add future value.

**Price** : \$ 802,500

**View** : <https://www.awardgroup.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5230570>

With its close proximity to the Parramatta CBD, schools, parks and shops, it also boasts easy access to transport, and main arterial roads. This location offers convenience and a modern-day lifestyle opportunity.

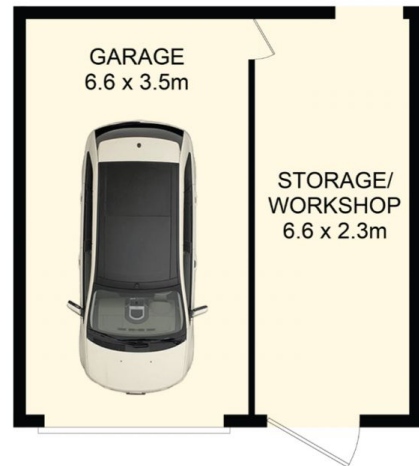
- Three bedrooms | built-in wardrobe to main
- Lounge and dining
- Polished timber floor boards
- Ceiling fans and neutral tones
- Contemporary family kitchen with views over the rear yard, gas cooking, stainless steel appliances and plenty of cupboard space



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SITE PLAN (NOT TO SCALE)

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DISCLAIMER

DIMENSIONS ARE APPROXIMATE AND SHOULD ONLY BE USED AS A GUIDE  
THEY ARE NOT TO SCALE AND NO LIABILITY WILL BE ACCEPTED

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