

# Mountview<sub>RE</sub>



**20 Derbyshire Avenue Toongabbie NSW**

3 1 1

Presenting this beautiful family home located in a sought after area, within minutes walking distance to Pendle Hill High school, station & all amenities.

**View :** <https://www.mountviewre.com.au/lease/nsw/western-sydney/toongabbie/residential/house/6831954>

The property consists of the following features-

- Large open plan lounge
- Separate kitchen with gas cooking
- Large rumpus room with gas heating provisions, overlooking onto the backyard
- Three bedrooms with built in robes
- Recently renovated bathroom ( floor to ceiling tiled)
- Single lock up garage with ample parking on driveway
- Large private backyard and covered entertaining area for children and BBQ
- Set on approx 607sqm level block
- 3 kW SOLAR SYSTEM INSTALLED



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**Disclaimer:**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.