



## 12 Derbyshire Avenue Toongabbie NSW

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From its shady back porch to its big, welcoming outdoor entertaining area at the rear, this is a friendly, adaptable family home, well-placed to suit all your family's needs. The living spaces give you plenty of good, old-fashioned room, there are enough bedrooms to lend the home versatility, there are abundant amenities to make the hectic weekdays a breeze as everyone gets off to school or work, and the front porch and alfresco entertaining area will make entertaining a delight. Completely refurbished, this accommodating family abode is an absolute stunner, and the location gives you flexibility and accessibility to the best transport and amenities the area has to offer.

### Features:

- ? Five bedrooms, four with built ins
- ? Roomy modern kitchen with plentiful preparation and storage space + walk in pantry

**Price** : \$ 1,335,000  
**Land Size** : 594.4 sqm  
**View** : <https://www.agiuspropertygroup.com.au/sale/nsw/western-sydney/toongabbie/residential/house/8042471>



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DISCLAIMER: All dimensions are approximate and for illustrative purposes. Interested parties should rely on their own enquiries. Floor Plans by ShutterBooth Sydney.