



## Prestigious Beechwood Family Home !!

19 Ballandella Road, Toongabbie NSW 2146

 4
  2
  2

Just Listed  
696 sqm



# Description



[Watch Video](https://www.youtube.com/watch?v=https://www.youtube.com/watch?time_continue=3&v=LdBGjM1f_j4)

[https://www.youtube.com/watch?v=https://www.youtube.com/watch?time\\_continue=3&v=LdBGjM1f\\_j4](https://www.youtube.com/watch?v=https://www.youtube.com/watch?time_continue=3&v=LdBGjM1f_j4)



- + 4 size-able bedrooms all with built-in wardrobes and 52" remote control ceiling fans with light.
- + En-suite to master bedroom features shower and aroma-therapy spa.
- + Modern and spacious kitchen with premier stainless-steel appliances include Electric Oven, 4 ring Gas Hob with wok dual burner and range hood.
- + Modern three-way bathroom with separate bath and shower.
- + Separate light filled living room, dining room and separate rumpus room.
- + Covered outdoor entertaining patio with party lights, external door light and BBQ light.
- + Entertaining patio has its own 3 speed fan in the Gable roof space.
- + Patio garden bed area includes water-feature cascading fountain.
- + An easy to maintain and well-manicured rear backyard featuring 2.1 m perimeter Palin fence, 1.8m colour bond fence and large garden shed on concrete slab.
- + Fully fenced secure front garden with dual gate access to Garage driveway.
- + Large Double lockup garage with a work-space/storage area with remote control access.

Additional features include 3 phase reverse cycle air-conditioning, smoke detectors and a security system. All internal doors are colonial 6 panel style and external security screen doors fully fly screened with security locks. All windows have modern security

# Words That Describe This Property

Prestigious

Close to amenities

Spacious Kitchen

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Covered Patio

Double lock up garage

Brick Home

## Location Map



## Other Views



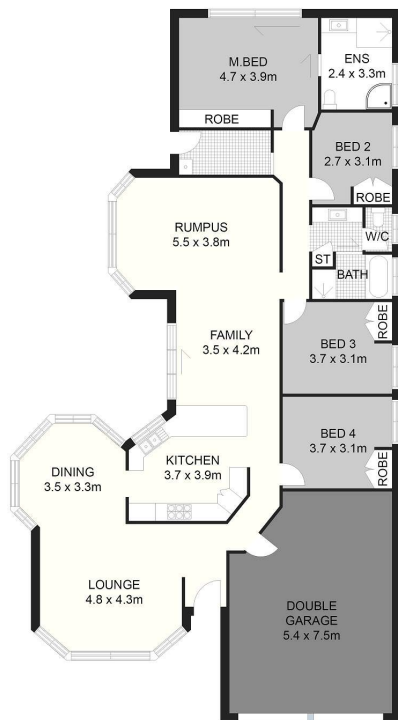
# Relevant Documents

## Links

[Contract For Sale](#)

[http://ls.liswebbooks.com.au/module\\_resources/pdf\\_module/5226/62\\_CONTRACTFORSALE-CLARKE.pdf](http://ls.liswebbooks.com.au/module_resources/pdf_module/5226/62_CONTRACTFORSALE-CLARKE.pdf)

## Floor Plan 1



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**Laing+Simmons**  
Seven Hills

Dimensions are approximate. All information contained is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

# Property Inclusions

- Ceiling Fans in all bedrooms.
- Reverse cycle airconditioning (3 Zones)
- Electric Oven
- 4 ring Gas Hob with wok dual burner.
- Range hood.
- Smoke detectors and a security system.
- All windows have modern security locks and fly screens.
- external security screen doors fully fly screened with security locks

# Around The Area

- Easy stroll to Toongabbie West Primary and Pendle Hill High
- 10 minute walk to Toongabbie Train station

## About Us

# Laing+Simmons | Seven Hills

Laing+Simmons Seven Hills comes forward with an idea and an effort to serve and lead as an real estate agency for buying, selling and leasing in Seven Hills, Toongabbie, Old Toongabbie, Pemulway, Girraween and surrounding areas.

The Laing+Simmons Seven Hills team is led by a very experienced principal Sahil Sapra who has got a passion and a commitment to help and serve his clients with the best of his abilities. At our office we practise the mantra of "Keeping the needs of our clients first".

Staff at our office is energetic, target oriented, honest and well trained to keep up with the needs and expectations of our clients. The close knit team is extremely proud of its knowledge about the local areas and providing beyond the expected results.

Our Office is located at the corner of Best road and Prospect Highway, with ample of parking at the rear.