

46 TOGGERAI STREET, APPIN, NSW, 2560



**SOLD**

## SPACIOUS FAMILY HAVEN WITH SEPARATE GRANNY FLAT – A HOME FOR EVERY NEED!

Set on an expansive 976 sqm block in the peaceful community of Appin, 46 Toggerai Street offers a beautifully designed family home with a self-contained granny flat. Ideal for large families, multigenerational living, or rental potential, this property combines modern design with versatile living spaces. Enjoy light-filled interiors, a spacious open-plan layout, and a covered alfresco area perfect for entertaining. With a separate media room, ample outdoor space, and a fully equipped granny flat, this home has everything you need to live comfortably and in style.

### Main House Features:

- 5 spacious bedrooms
- 3 modern bathrooms
- Double lock-up garage
- Upstairs master bedroom featuring a walk-in robe and ensuite.
- Open-plan kitchen, living, and dining areas
- Walk-in pantry for additional storage space
- Separate media room
- Large laundry room, with ample amount of storage space and access to backyard
- Expansive 976 sqm block
- Light-filled interiors with natural light throughout
- Covered alfresco area for year-round entertaining
- Ducted Air conditioning
- Electric Cooktop

### Granny Flat Features:

- 1 bedroom with built-in wardrobe
- 1 bathroom
- Open-plan kitchen, living, and dining areas
- Private porch with separate entrance
- Ducted air conditioning
- Electric cooktop
- Ideal for guests, extended family, or rental income potential

With ample space, modern design, and flexible living options, 46 Toggerai Street is the perfect

**6 BED | 4 BATH | 2 CAR**

**PRICE:**  
**\$1,450,000**

**OPEN FOR INSPECTION:**  
**N/A**



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