



## FOR LEASE

### MODERN THREE BEDROOM TOWNHOUSE IN GIRRAWEEEN

Step into sophisticated townhouse living where modern comfort meets family functionality in the heart of Girraween. This impressive 3-bedroom, 2-bathroom townhouse offers the perfect blend of space, style, and convenience

Designed for contemporary living, the home features a thoughtful layout with internal space spread across multiple levels. The master bedroom boasts an ensuite and built-in wardrobes, while two additional bedrooms provide flexibility for growing families or visiting guests. A dedicated study creates the ideal work-from-home environment, complemented by broadband internet connectivity.

The heart of the home showcases modern appointments including:

- Air conditioning for year-round comfort
- Built-in dishwasher for effortless entertaining
- Intercom system for added security
- Water tank for eco-conscious living

Outdoor living is equally impressive with a private balcony perfect for morning coffee or evening relaxation. The expansive fully fenced yard provides endless possibilities for children to play. Convenient carport accommodation ensures your vehicle is protected from the elements.

Girraween's appeal extends far beyond your front door, earning its name from the Aboriginal word meaning "place of flowers." This vibrant multicultural community offers exceptional educational opportunities with the prestigious Girraween High School, a selective school renowned for academic excellence, alongside quality primary options including Girraween Public School and St Anthony's Catholic School.

Transportation connections make city living effortless with bus route providing direct links between Blacktown and Parramatta. Rail access is equally convenient via nearby Pendle Hill and Toongabbie stations, connecting you seamlessly to Sydney's extensive network.

- Located just 30km west of Sydney CBD in Greater Western Sydney
- Walking distance to Civic Park's recreational facilities including courts and playgrounds

3 BED | 2 BATH | 1 CAR

PRICE:  
\$795 per week

OPEN FOR INSPECTION:  
N/A



**Kishore Reddy**  
**0434567108**  
kishore.reddy@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)