



**46 Lamonerie Street Toongabbie NSW**

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So much future development potential exists with this 3 bedroom cottage surrounded by an enormous parcel of land measuring 1357sqm with an 18.29m frontage in a convenient location within a short stroll to both Toongabbie and Pendle Hill stations, shops and schooling. Explore the opportunities for the construction of 3 - 4 dwellings subject to Parramatta Council Approval and live in or lease out the home whilst you prepare your plans and Development Application. The existing cottage has been deeply loved and impeccably maintained by the one family since the 1930's and features 3 bedrooms plus study, separate lounge and dining areas, generous size kitchen with gas cooking, air conditioning and gas heating facilities, yesteryears character portrayed by high decorated ceilings and picture rails and a single lock-up garage with ample storage and workshop space. The popular, highly sought after location ensures strong interest and high re-sale

**Price** : \$ 884,000  
**Land Size** : 1357 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5875321>



**Matt Barham**  
02 9896 2333



# Real Estate 46 Lamonerie Street Toongabbie



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