



### 96 Ballandella Road 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 1233sqm with a 16.3m frontage in a convenient location within a short stroll to Pendle Hill station, shopping precinct and schools. Explore the opportunities for subdivision or duplex development all subject to Parramatta Council approval. The home is currently tenanted at \$360p/w with a lease until June 2016 which allows you to have the home remain tenanted whilst you prepare your plans and Development Application. The existing cottage features 3 large bedrooms, main with built-in-wardrobe, study room or potential 4th bedroom, formal lounge, kitchen and dining area, internal laundry plus a bathroom and second separate toilet. There is also a single lock-up garage and covered storage space. The popular, highly sought after location ensures strong interest and high re-sale prices on any future development. Large

**Price** : \$ 1,200,000  
**Land Size** : 1233 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5875329>



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**Real Estate**

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