



### 7 & 9 Magowar Road Pendle Hill NSW

Explore the endless potential and possibilities on offer with this well maintained fibro home on a super-sized block of 1100sqm (15m x 80m approximately). Offering a rentable or liveable proposition, with period features of decorated cornices and picture rails, the existing residence incorporates 2 bedrooms, open plan lounge and dining with air conditioning, neat kitchen and bathroom, large internal laundry and a carport. The enormous land offers ample scope for future extensions/renovations, would be the ideal setting to build that new home you have been dreaming of or even explore the development opportunities on offer (subject to Holroyd Council approval). A highly sought after location, quiet yet conveniently close to Pendle Hill station and both Pendle Hill and Girraween schools ensures that this is the perfect setting to live in, rent out or knockdown.

**Price** : \$ 572,000  
**Land Size** : 1100 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/parramatta/pendle-hill/residential/house/5875398>



**Matt Barham**  
02 9896 2333

Council Rates: \$223 per quarter