



16 Willmot Avenue Toongabbie NSW

Just imagine the possibilities on offer with this older style 3 bedroom clad home situated within 10 minutes walk to the station.

With a land area of approximately 620m² and a width of approximately 17.7 metres this could be an excellent opportunity to build a duplex or a new home (subject to Parramatta council approval). The land is on the high side at the street draining to the road, and is free from any major trees within the building foot print area.

An existing 3 bedroom home is serviceable as is, yet also offers scope to improve to suit your own needs and is currently rented at \$400 per week. It offers 3 good sized bedrooms, high ceilings, polished timber floorboards and wide side access leading to a lock up garage.

An excellent sized wide, level block, a convenient location and an attractive asking price will ensure that this is a "hot property"

MORE DETAILS NICK BARDON 0409 900 237

Council Rates: \$259 per quarter
Water Rates: \$170 per quarter

Price : \$ 405,000

View : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5875673>



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