

Elders



12 Knox Street Pendle Hill NSW

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Set on the high side of the street is this 948.5sqm block with 15.24m frontage bursting at the seams with opportunity and future potential. It doesn't take much to imagine what's possible for this large block in a highly desirable location only minutes from Pendle Hill station, shops and local schools. Currently occupied by a well-maintained and immaculately presented 3 bedroom cottage, it's an exceptional opportunity for the renovator, first home buyers, investors or new home/duplex builder (S.T.C.A). The accommodation comes freshly painted and includes built-in to the main bedroom, large lounge room with air conditioner, spacious kitchen & dining area, desirably high ceilings and a second toilet next to the laundry. The separate single lock up garage is connected to the laundry and presents potential for a granny flat conversion and dual income. Positioned quietly yet conveniently and currently tenanted at \$460p/w, with a little

Price : \$ 670,000
Land Size : 948.5 sqm
View : <https://www.elderstoongabbie.com.au/sale/nsw/parramatta/pendle-hill/residential/house/5875795>



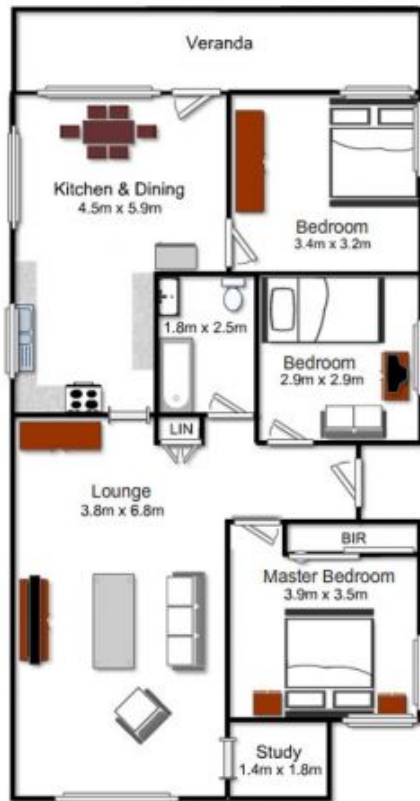
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<https://www.elderstoongabbie.com.au>



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