

**9 Lamonerie Street Toongabbie NSW**

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So much future development potential exists with this 2 bedroom cottage surrounded by an enormous parcel of land measuring 1271sqm with a 20.115m frontage in a convenient location within a short stroll to Toongabbie station, shopping precinct and schools. Explore the opportunities for subdivision and the construction of 3 Torrens Title 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 features large bedrooms, 1 with air-conditioning, study nook, original yet impeccably maintained kitchen and bathroom, open plan dining and separate lounge with air-conditioning. The popular, highly sought after location ensures strong interest and high re-sale prices on any future development. Large land is becoming increasingly harder to find, land of this size is almost impossible so don't miss this amazing, profitable

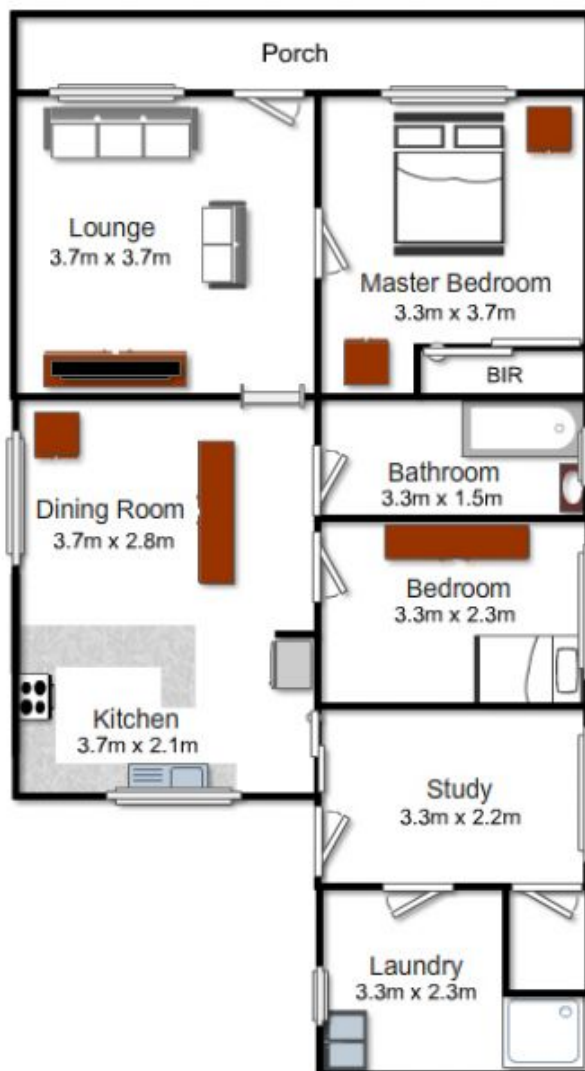
**Price** : \$ 976,000  
**Land Size** : 1271 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5875943>



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