



6 Lamonerie Street Toongabbie NSW

2  1  1 

So much future potential exists with this 2 bedroom cottage surrounded by an enormous parcel of land measuring 1182sqm with an 18.29m frontage in an ultra-serene and convenient, Eastside location within a short stroll to Toongabbie station, shops and schooling. Explore the opportunities for the construction of your dream home or duplex subject to Parramatta Council Approval and live in or lease out the home whilst you prepare your plans and Development Application. The existing, character filled cottage has been well maintained, is currently returning a rental income of \$340 per week and features 2 bedrooms, an open plan lounge and dining with air-conditioning, generous size kitchen with gas cooking, original yet neat bathroom and a single garage. 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

Price : \$ 720,000
Land Size : 1182 sqm
View : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5876467>



Matt Barham
02 9896 2333



Plans are for presentation purposes only and are not part of any legal document or title. They should not be used as sole reference. Interested parties should make their own enquiries using other sources. Measurements are approximate.