



### 21 Carinya Road Girraween NSW

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So much future development potential exists with this enormous parcel of land measuring 1220sqm (dimensions - 20.115m x 60.96m) in a well sought after location within a short stroll to both Toongabbie and Pendle Hills stations, shops and schooling. Explore the opportunities for the construction of up to 8 townhouses/villas with basement car parking through Holroyd Council (STCA). The existing home is impeccably maintained and presented, featuring 3 generously sized bedrooms, separate lounge and dining, well-appointed kitchen and pristine main bathroom with separate toilet as well as an oversized undercover entertaining area. 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 so don't miss this amazing and profitable opportunity. PLEASE NOTE ALL FUTURE DEVELOPMENTS IS SUBJECT TO HOLROYD COUNCIL

**Price** : \$ 1,340,000  
**Land Size** : 1220 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/parramatta/girraween/residential/house/5876617>

