



## 6 Second Avenue Toongabbie NSW

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So much future potential exists with this immaculate cottage surrounded by an enormous parcel of land measuring 841sqm with a 16.76m 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 a duplex or your dream home 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 is impeccably presented and features 4 bedrooms, 3 with air-conditioning and 2 with built-in-robos, formal and informal living, modern kitchen and bathroom, second toilet 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 so don't miss this amazing, profitable and unrepeatable opportunity.

**Price** : \$ 950,000  
**Land Size** : 841 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5876925>



**Matt Barham**  
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Second  
Avenue

16.76m

**LAND SIZE**  
**841 sqm**

50.29m