




# Elders



16 Budgeree Road Toongabbie NSW

2  1  2 

So much future potential exists with this 2 bedroom cottage surrounded by an enormous parcel of land measuring 690sqm with a 16.5m 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 and features polished floorboards and ceiling fans to both bedrooms, a large lounge with air-conditioning and wood-fire heater, modern kitchen with adjoining dining space, bathroom plus second toilet, large entertaining deck, carport, garage and a water tank. The popular, highly sought after location ensures strong interest and high re-sale prices on any future development. Large land is becoming increasingly harder

**Price** : \$ 909,000  
**Land Size** : 689.2 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5877245>



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