






**4 Octavia Street TOONGABBIE NSW**

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A modest well presented 3 bedroom home offering open plan living and the convenience of just 8 minutes walk to Toongabbie train station and closer still to Woolworths shopping centre, schools and churches. If you are aware that this block has been approved for rezoning to unit development then you know it's one to purchase and as an astute investor or developer this property is worth your wait in gold.

You will need to buy one of the houses next door in order to develop up to 12 units so buy it now and wait for the neighbour to sell.

Currently tenanted on ongoing lease at \$360pw though the true rental estimate is in the range of \$375 to \$400pw

Opportunities like this do not present often.

MORE DETAILS CONTACT;

**View :** <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/5877828>