





D.A. APPROVED DUPLEX



11 Lyle Street Girraween NSW

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The hard work has been done, the DA has been stamped, all you need to do is buy and build - it's that simple. A generous size block, council approved to construct a 4 bedroom, 3 bathroom duplex.

Price : \$ 890,000
Land Size : 559.6 sqm
View : <https://www.elderstoongabbie.com.au/sale/nsw/parramatta/girraween/residential/house/5877967>

*Conveniently located within walking distance to Pendle Hill station and shopping precinct within the Girraween Primary School catchment.

*Currently stands a well maintained 3 bedroom home with formal and informal living areas, 2 outdoor entertaining spaces, dual driveways, 3 carports and a single garage. Potential rental return of \$450 per week.

*Approved for a Torrens Title duplex, with differing floorplans to ensure there is something for all buyers.

*The central location and desirable floorplans ensures high re-sale prices on the individual properties in the future and all documentation/plans can be provided on request.



Matt Barham
02 9896 2333



Real Estate

11 Lyle Street
Girraween NSW 2145



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 approximates.