



#### 44 & 44a Portico Parade Toongabbie NSW

8 🏠 4 🚗 3 🚗

A once in a lifetime opportunity exists here to acquire two homes on a large block of land in a prime walk to station location, with future subdivision & development potential.

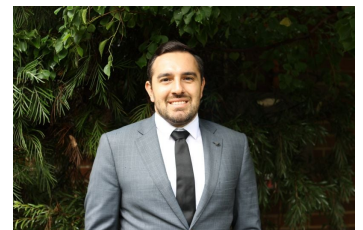
Situated on 645m<sup>2</sup> with dual road frontages to the front & rear, the two separate residences comprise a fully renovated 5 bedroom, 3 bathroom house with a high level of luxury inclusions to suit modern family living and a 2016 built 3 bedroom villa with it's own street frontage, private access and off street parking.

Ideally suited to multi generational families, investors who can investigate subdividing the land into two separate titles and selling both dwellings separately or two families who can share the purchasing costs and still live independently. It's also the perfect opportunity for a home + income with the second residence currently leased for \$450 per week

**Price** : \$ 1,350,000  
**Land Size** : 645 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/toongabbie/residential/house/7312960>



**Nick Bardon**  
02 9896 2333



**Alex Georgiou**  
02 9896 2333

