

**10 Knox Street, Pendle Hill, NSW 2145**



**House For Sale**

Thursday, 13 June 2024

10 Knox Street, Pendle Hill, NSW 2145

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Keat Paulin

0401021678

## For Sale By Auction

Those who wish to build/renovate their dream home and are looking for a large home with very good bones. Just move in and take your time. Future potential land value with 15.4m frontage its ideal for Torrens title Duplex with granny flats (STCA)We are Selling Land Value only. Coming Soon - First Viewing - 29 June Permitted with consent • Building identification signs; Business identification signs; Home businesses; Home industries; • Centre-based child care facilities; Community facilities; School-based child care ; Home-based child care; Educational establishments;• Dual occupancies; Dwelling houses; Group homes; Parramatta Council • Land 952m<sup>2</sup>• Frontage 15meters• Land Zoning R2 - Low Density Residential• Height Of Building 9 m• Floor Space Ratio 0.5:1• Drains into street School Catchments• Toongabbie West Public School• Pendle Hill High School - Co-ed Secondary Loads of character, great location and amazing potential add the convenience of close proximity to several popular schools and only a 17min walk to the local train station & city express. Also, easy access by car to Parramatta.Disclaimer: All information contained herein is provided by third party sources including but not limited to the owners/developers, valuers and solicitors. Consequently we cannot guarantee its accuracy. Any person using this information should rely on their own inquiries and verify all relevant details for their accuracy, effect and currency. 3D Images used in marketing are artist impression and to be used as an inspirational guide only. All suggested buildings layouts and indication of land potential is STCA and do not constitute a fact but merely an indication of potential.