

12 Billabong Street, Pendle Hill, NSW 2145



House For Sale

Wednesday, 31 January 2024

12 Billabong Street, Pendle Hill, NSW 2145

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 727 m2

Type: House



Matt Barham
0414407816



Lekita Maitland
0404032317

Auction Guide \$1,100,000

It doesn't take much to imagine what's possible for this home located in a desirable location, conveniently close to Pendle Hill station and shops and within the Girraween Primary School catchment area. The house has been impeccably maintained yet allows you to add your own personal touches making it an exceptional opportunity for the renovator, first home buyer, investor or new home builder.+ 3 generous size bedrooms, all with built-in-robbers, main with ceiling fan and 1 with attached retreat/home office.+ Separate lounge with air-conditioning.+ Modern kitchen with dishwasher and adjoining dining room.+ Well maintained bathroom, external laundry with 2nd shower.+ Large, level rear yard.Occupying an expansive 727.2sqm block allows ample opportunity for further extensions, granny flat construction or explore architectural or project designed residences to build. (all subject to Cumberland Council approval). With a little imagination you could turn this house into a home or a profitable development/investment opportunity.Council Rates: \$410.00 per quarterWater Rates: \$173.00 per quarterLand Size: 727.2.4sqmDisclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Interested parties should rely on their own enquiries.