

32 Wyena Road, Pendle Hill, NSW 2145

McGrath

House For Sale

Sunday, 13 August 2023

32 Wyena Road, Pendle Hill, NSW 2145

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 2810 m2

Type: House

Price Guide \$3,000,000

2810 sqm of prime property available for development in the heart of Pendle Hill. Occupying a combined area of 2,810sqm is this unique opportunity for the savvy developer. Zoned R2, this unique property set in quiet street within walking distance to the Train Station and a short drive to the thriving Parramatta CBD. The property represents huge potential and may allow future development/subdivision including Duplexes, Childcare Centre, Boarding House and Group Homes (all subject to council approval). The current dwellings have a rental potential of approximately \$900 per week allowing for an income while you plan and gain approvals. The property comes with 2 existing dwellings- Main residence is a Three-bedroom brick veneer property- Secondary residence is a 2 Bedroom self-contained studio- Excellent land holding opportunity in a highly sought-after local precinct- Walk to Pendle Hill Train Station, school, parks and shops- Easy access to Parramatta CBD, M4 and Westmead Hospital