

33 Pangari Crescent, Dharruk, NSW 2770



Sold House

Wednesday, 13 December 2023

33 Pangari Crescent, Dharruk, NSW 2770

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 715 m2

Type: House



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\$748,888

Renovate, Re-Develop - Families, Investors - Unlimited Options. Presented for the first time in more than 35 years is this neat, solid and well founded Brick-and-Tile Bungalow on 715sqm of magnificent, gently sloping land in a quiet and private cul de sac – just three minutes' walk from one of the district's best shopping centres (Emerton) in one of the fastest developing residential areas in the Western Sydney Metro. The building/framework is in excellent condition – with no evident structural flaws after nearly 50 years. Solid brick piers support what appears to be a superb original hardwood floor, always carpeted and untouched, ready to bring back to life. After 40-odd years on the rental market, the interior clearly needs a makeover, but all the ingredients are there to create the home of your choice – renovate or restore, expand or extend. The huge trapezoid block is recently rezoned R2 and with its large area of 700+sqm has endless possibilities under State and Council redevelopment options including attached, semi-detached, detached/granny flat, duplex and even KDR/small villa/townhouse complex – all STCA, via the comprehensive Blacktown Development Control Plan and LEPP. The property backs onto the expansive Chifley College Campus sportsfields, ensuring permanent protected spacious district views and Pangari Crescent even has its own dedicated parkland. 33 Pangari is brilliantly located on transport routes and some of the district's best amenities and service centres. Emerton Shopping Centre is just 200 metres away on Jersey/Popondetta Road with Supermarket, convenience stores, restaurants, cafes and nearby full-service Medical Centre (incl. pathology/scanning), Tavern, Liquor store, 7-Eleven, Fitness Centres/Gyms, and numerous fast-food outlets. Immediately opposite is the magnificent Charlie Lowles Leisure Centre with six (6) indoor and outdoor pools, waterslide, beach volley ball courts, outdoor picnic and BBQ areas and kiosk. 33 Pangari is walking distance to numerous childcare centres, schools and colleges at Kindy, Primary and Secondary level, others a short drive/bustrip away – choose from Whalan Primary, Dawson, Emerton, Hebersham and Blakett Public, Niland Advanced, Tregear Private, Chifley College. Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. You should make your own enquiries.