

**375 Wentworth Avenue, Toongabbie, NSW 2146**

**CENTURY 21**

**House For Sale**

Friday, 3 May 2024

375 Wentworth Avenue, Toongabbie, NSW 2146

**Bedrooms: 8**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1992 m2**

**Type: House**



Jeet Rana

## AUCTION

Century 21 Seven Hills – The Rana Group proudly presents a developer's dream opportunity with a sizeable 1,992 sqm block at 375 Wentworth Avenue, Toongabbie. The site boasts DA approval, and CC is imminent, making it ready for an exciting residential project of 12 meticulously designed townhouses. Adding to the appeal, the current two residential houses on the block provide an excellent rental income of \$1,360 per week. Property Highlights: \* Total Land Size: 1,992 sqm \* Development Approval: 12 Modern Townhouses \* DA Approved: Start building immediately! Townhouse Mix: \* 4 x 4 Bedroom Townhouses: Spacious living for families or savvy investors. \* 4 x 3 Bedroom Townhouses: Perfectly sized for comfort and ease. \* 2 x 3 Bedroom + Study Townhouses: Ideal for those needing that extra room. \* 2 x 2 Bedroom + Study Townhouses: Great for young professionals or small families. Location Advantages: \* Nestled in a sought-after suburb of Toongabbie, it is known for its blend of residential charm and accessibility. \* Easy access to local amenities, including schools, parks, shopping centres, and public transport. \* Approx. 4 mins drive to Girraween Public School and Girraween High School \* Approx. 800m walk to Toongabbie Station \* Approx. 5.5 km to Parramatta CBD Investment Opportunity: All the hard work has been completed to obtain approval for the development of 12 spacious townhouses. This presents a rare and valuable opportunity to build in a high-demand area for quality housing. With the significant planning stages already completed, you can fast-track your project and maximize your return on investment. Transform 375 Wentworth Avenue into a vibrant residential hub. With everything set for you to start, this is a golden opportunity to shape the future of Toongabbie's housing landscape. Don't miss out – seize this opportunity today! For further details contact our sales team. Hadi Ghafari 0406 714 301 hadi.ghafari@century21.com.au Jeet Rana 0410 567 777 Jeet.rana@century21.com.au Disclaimer: The above information has been gathered from reliable sources. However, we cannot guarantee its accuracy or accept responsibility for its accuracy. Any interested parties should rely on their own inquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes. For inclusions, refer to the inclusions in the contract of sale.