

**40 Bringelly Avenue, Pendle Hill, NSW 2145**



**House For Sale**

Saturday, 27 April 2024

40 Bringelly Avenue, Pendle Hill, NSW 2145

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Steven Fan  
0298913333



Vikram Jeet  
0298913333

## **Auction | On-Site, Saturday 25th May at 4pm**

Proudly positioned on the high side of the street with an elevated outlook across the local district towards Parramatta City skyline, this two-storey family home presents an exciting opportunity for a growing family or in-law accommodation. Boasting a practical floor plan with a unique dual-level living setup, this residence is ideal for families seeking to settle in a sought-after and friendly neighborhood. Conveniently located within a short distance to Pendle Hill railway station, buses, Darcy Road Public School, childcare centres, Wentworthville Public School, Winston Hills, Toongabbie & Wentworthville Shopping Centres, local shops, and the nearby Westmead Hospital precinct, major arterial roads, and Parramatta CBD, it features:- Approx. 600.7m<sup>2</sup> clear block with a wide 15.24m frontage- Spacious living area upstairs opening onto a terrace balcony with extensive views of the Parramatta City skyline- Ground floor with 2 bedrooms plus a study/office, perfect for in-law accommodation or additional rental income- Upstairs with 3 double-sized bedrooms- Large kitchen with plenty of cupboard space- Modern bathrooms on both levels- Additional guest toilet upstairs- Security shutters- Internal laundry- Child-friendly private rear garden- Driveway to lock-up garage with internal access- Boat/caravan parking & plenty of off-street parking"Ray White Parramatta Group - Parramatta | Oatlands | Northmead | Greystanes, its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries."