

**61 Aurelia Street, Toongabbie, NSW 2146**



**House For Sale**

Sunday, 7 January 2024

61 Aurelia Street, Toongabbie, NSW 2146

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 695 m2**

**Type: House**



Steven Fan

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## Guide \$1.3m | Auction 8th Feb at Club Parramatta

Investors, builders and developers, seize this outstanding opportunity! Superbly positioned just 400 metres from Toongabbie railway station and steps away from the sophisticated local shopping precinct, this high-density or dual-occupancy plus granny flat or boarding house development site (Subject To Council Approval) is a gem waiting to be uncovered. Key Features:- A generous 695.6m<sup>2</sup> parcel with a high side of the block and an impressive 15.24 metre frontage- 3 bedroom brick house in lettable conditions, providing immediate rental income or renovation potential- High Density R4 Zoning- Floor Space Ratio up to 1:1- Building Height up to 11 metres- Unbeatable proximity to Toongabbie railway station and a stone's throw from the local shopping precinct Strategic Location:- Within a short stroll to vibrant local shopping, renowned eateries, and essential amenities- Easy access to Toongabbie railway station and bus stops for convenient commuting- Close proximity to reputable schools, catering to families and young professionals.- Quick access to the newly expanded M4 WestConnex and Cumberland Highway for seamless connectivity- Less than 10 minutes (approx) to the Westmead hospital precinct, a critical factor for medical professionals and healthcare workers- Close to all major amenities in Parramatta CBD, providing a cosmopolitan lifestyle Opportunity Awaits: This high-potential development site offers a canvas for innovation and growth. Whether you're looking to capitalize on the current structure or embark on a new project, the R4 Zoning and favourable development parameters make this a lucrative investment. Don't miss out on this prime raw site with excellent resale value and capital growth potential. "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."