

# 7 Oramzi Road, Girraween, NSW 2145



## House For Sale

Thursday, 14 March 2024

7 Oramzi Road, Girraween, NSW 2145

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 614 m2**

**Type: House**



Shaktika Singh  
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## **AUCTION - MUST BE SOLD!**

Shaktika Singh from Harcourts Eternity - Toongabbie proudly presents to you 7 Oramzi Road, Girraween. Invest, Renovate Live In or take advantage of all the hard work and start building your Duplex. It's your choice!. Excellent opportunity to purchase a 3 bedroom home situated on a 614 sqm parcel of land within Girraween Catchment! CDC approved for a spacious 5 Bedroom + Study Duplex. This presents a unique opportunity for first-time homebuyers, upgraders, builders, or savvy investors to acquire this ideal block and start building their dream duplex. Complying Development Certificate (CDC) approvals already acquired, plans available for viewing. Strategically situated, this property is within close proximity to essential amenities and transportation hubs. Pendle Hill Station is a mere 10-minute walk away, complemented by the esteemed Girraween Public School and Selective Girraween High School nearby. Nestled within a 15-minute drive of the greatly developing Parramatta CBD, our property stands as a testament to untapped potential and promising investment opportunities, just moments away from the heartbeat of progress. Additionally, forthcoming amenities such as the Jain Temple, newly renovated Civic Park and local shops in Pendle Hill and Toongabbie enhance the area's appeal. Given its exceptional location, this property holds immense value, offering unparalleled convenience and potential for future growth. Features: • Prestigious Girraween Primary School Catchment • Generously sized parcel of land of 614sqm • Currently maintained in its original state with potential to renovate with your own taste. • CDC Approval features spacious plan for 5 Bedroom + Study and each consisting of 292sqm size. As well as a boastful ensuite, walk in wardrobe within the master bedroom & balcony. 1 downstairs bedroom and bathroom. • Easement access already agreed by neighbour subject to agreement in value. • Potential rental return of upto \$650 - \$680 per week. Discover the exceptional potential of 7 Oramzi Road, Girraween. This exceptional opportunity don't come along often, it is very rare to find where all the hard work have been completed. Don't miss this opportunity contact Shaktika 0405 514 712 or Tanjot 0452 223 330 or team at Harcourts Toongabbie 9636 3837 to avoid any disappointments. Disclaimer: "All information contained herein is gathered from sources we deem to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries."