

8 Elm Place, Constitution Hill, NSW 2145



Sold House

Friday, 11 August 2023

8 Elm Place, Constitution Hill, NSW 2145

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1303 m2

Type: House



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\$1,810,000

Standing proudly in its elevated position at the head of a premium cul-de-sac, this solid 3 bedroom brick home occupies a prestigious 1303m² land holding and is now offered for sale for the first time ever, having been held by the same family since 1962. Presented in classic 1960's style the home has been much loved, offering great bones and with a solid, well built structure it is now ready for a fresh makeover. The glorious site is level and free of any easements, clearing the way for a multitude of options including renovation and extension of the original home, construction of a palatial new home or investigate the possibility of duplex and granny flat development. Constitution Hill is fast becoming one of the most prestigious and sought after suburbs in Sydney's west thanks to its easy access to Parramatta, Westmead and the Hills District. Invest, develop or rebuild with confidence in the knowledge that there are several luxury new homes being built within the same neighbourhood which will support the future capital growth of this property and any development that occurs on it. The rarity and significance of this opportunity must not be underestimated, secure this property today and it could be the cornerstone of your family's financial prosperity for generations to come.

Further Information: + Opportunity to renovate, extend or redevelop + Triple fronted 1962 brick veneer home + Large living & dining room overlooking verdant, parklike backyard + 3 very large bedrooms, master with built in wardrobe + Retro style kitchen & bathroom, large external laundry + Tall ceilings, approx. 2.7m high + Driveway provides wide side access to the backyard + 1303m² level land within Parramatta LGA, R2 Zoned + Excellent frontage of approximately 16.5m at the building setback line + 11 minute walk to Toongabbie Public School & Binalong Parklands + 19 minute walk to Pendle Hill High School + 400m to 711 bus stop to Parramatta & Westmead + 500m to 662 & 665 T way bus to Castle Hill & Rouse Hill + 12 minute walk to IGA Supermarket on Fitzwilliam Road + 3.6km to Westmead hospital & medical precinct (8 minute drive) + 5.5km to Westfield Parramatta, 3km to Winston Hills

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Disclaimer : All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Distances and dimensions are approximate. Interested parties should rely on their own enquiries.