

**82 Magowar Road, Girraween, NSW 2145**

**House For Sale**

Thursday, 4 April 2024



82 Magowar Road, Girraween, NSW 2145

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 598 m2**

**Type: House**



Lachlan Smith



Warren Smith  
0415168345

## Just Listed - Auction

Auction Location: On-Site LJ Hooker Toongabbie is proud to present this rare gem to the market. For the first time in over 50 years, this well-maintained family home is available, offering immense potential for buyers with a vision. Whether you're a first home buyer or an investor, this property presents endless possibilities. What We Love: - This charming family home features 3 bedrooms and an original bathroom, offering a comfortable living space. - The property includes a tandem lockup garage, providing ample parking and storage options. - With a sun-drenched north aspect, the high set block offers stunning views and a refreshing ambiance. - The impressive 15-meter frontage and total land size of 598m<sup>2</sup> offer plenty of space for potential development or renovations. - Investors with vision will appreciate the opportunity to explore options such as adding a granny flat or developing a dual occupancy (Duplex site subject to council approval). Location Highlights: - Conveniently located just minutes away from essential amenities, public transport, and schools. - Pendle Hills station is easily accessible, providing effortless commuting options for residents. - Families will appreciate being within the catchment area of Girraween Public School. - Quick access to major motorways ensures convenience for commuters, saving valuable time on travel. Owner Motivated to Sell: This property represents an exceptional opportunity for buyers looking to secure a prime piece of real estate. The owner is motivated to sell, making it the perfect time to make your move. Arrange your inspection today and explore the potential of this remarkable property! Contact LJ Hooker on 9636 1600 to book your appointment. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy; we do not accept any responsibility for its accuracy. Any interested persons should rely on their own enquiries.