

**17 Pendle Way, Pendle Hill, NSW, 2145**



**House For Sale**

Thursday, 17 October 2024

17 Pendle Way, Pendle Hill, NSW, 2145

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Danny Le  
0294077800



Amit Nayak  
0294077800

## CHARMING FAMILY HOME WITH 746.1M2 LAND AND 14.93M FRONTAGE

Situated on the high side of the street with an impressive land size of 746.1m<sup>2</sup> and 14.93m frontage, this charming home is ready to move in and provides plenty of opportunity in the long term to rebuild into a dream residence with granny flat or renovate (subject to council approvals). Situated in a desirable location, only moments' walk to Pendle Hill Train Station and shops, investors and owner occupiers alike will appreciate the convenient lifestyle within a very safe, family-friendly community.

- Easement free on elevated position and rectangular block to build your dream residence and granny flat (STCA)
- Ready to occupy immediately with plans to rebuild long term
- Free flowing floor plan with separate, living, dining, and kitchen areas
- Three generously sized bedrooms
- Internal laundry with extra toilet
- Double lock up garage
- Potential rent of \$750 per week
- Potential views to Parramatta CBD with double storey build
- Easy access to Parramatta CBD & Westmead hospital precinct