

**26 Glebe Street, Parramatta, NSW, 2150**



**House For Sale**

Wednesday, 14 August 2024

26 Glebe Street, Parramatta, NSW, 2150

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **DOUBLE-BRICK BUNGALOW WITH HIGH DENSITY R4 ZONING**

Positioned on the high side of the street across from Ollie Webb Reserve, this recently updated 4-bedroom double-brick bungalow is situated on a generous 619.7m<sup>2</sup> block (approx.), boasting high density R4 Zoning with FSR of 0.8 to 1 and permissible building height up to 11 metres. It presents a prime opportunity for families, investors and developers to acquire a blue-chip land holding in a city fringe location, offering unrivalled convenience and exceptional potential.

Positioned within a short stroll to cosmopolitan Parramatta CBD, railway station, bus interchange hub, Light Rail & Sydney Metro (under construction), Westfield Shoppingtown, parks, reputable schools, trendy restaurants, cafes, vibrant city night life, T-Way bus stop, sports ground, Ollie Webb Reserve, CommBank Stadium, Parramatta Aquatic Centre, and nearby one of the largest urban renewal projects in Australia - Parramatta Square, a World-Class Civic Centre.

This outstanding offering features:

- Formal lounge room & separate dining
- Separate kitchen with granite benchtops
- Fully-tiled bathroom & 2nd toilet at the rear
- 3 double-sized bedrooms at the front, plus 4th bedroom/office at the rear
- High ceilings & polished timber floors throughout
- North-to-rear massive backyard
- Driveway to gated carport & plenty of off-street parking

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