

52 Cornelia Rd, Toongabbie, NSW, 2146

MANOR

Land For Sale

Thursday, 1 August 2024

52 Cornelia Rd, Toongabbie, NSW, 2146

Type: Land

Buy one or buy both !!!

This property offers two expansive lots with distinct investment opportunities. The first lot, covering 639 sqm, is already approved for a boarding house with 12 rooms and 6 car spaces, ensuring a steady rental income potential of up to \$300K annually. This makes it an ideal option for investors seeking high returns with minimal upfront development required.

The second lot spans 906 sqm and comes with DA approval for a double-storey home and a granny flat. This provides flexibility for developers to create a substantial residential space, catering to families looking for a modern, spacious living environment. The dual approval also offers the potential for multi-generational living or additional rental income from the granny flat.

Strategic Location:

Situated in the heart of Toongabbie, 52 Cornelia Road offers unmatched convenience. Within walking distance, residents will find essential amenities, including Toongabbie Shopping Centre, providing access to a variety of shops and services. The proximity to educational institutions like Toongabbie Christian College and Metella Road Public School ensures that families have access to quality education for their children.

Public transport is easily accessible, with a short walk to the nearest bus stop and Toongabbie Train Station. This makes commuting to surrounding suburbs or the city hassle-free. Additionally, the proximity to the Seven Hills-Toongabbie RSL adds a social and recreational hub for residents.

Vibrant Community and Lifestyle:

The property's location is surrounded by parks, cafes, and restaurants, creating a vibrant community atmosphere. This enhances the appeal for prospective tenants or homeowners who appreciate having leisure and dining options at their doorstep.

For investors and developers, the strong demand for rental properties and modern homes in this well-connected suburb ensures a profitable venture. The dual lot offering provides diverse opportunities, whether it's developing residential homes or capitalizing on the high rental yield from the boarding house.

Secure Your Investment Today:

This is a unique opportunity to invest in a property with significant development potential and high rental income in a sought-after location. Whether you are an investor looking for lucrative rental returns or a developer seeking a prime project, 52 Cornelia Road, Toongabbie is the perfect choice.

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