

# Proposed Lot 1 Portico Parade, Toongabbie, NSW 2146

## Residential Land For Sale

Thursday, 13 June 2024

Proposed Lot 1 Portico Parade, Toongabbie, NSW 2146

Area: 1127 m2

Type: Residential Land



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## Contact Agent

On behalf of Blacktown City Council, CBRE as the exclusive selling agent is pleased to present a large land parcel at Proposed Lot 1, Portico Parade, Toongabbie to the market. The unimproved vacant parcel covers a 1,127sqm\* area and is ideally situated only 350m\* from Toongabbie Train Station. The property enjoys a dual frontage to Portico Parade and Valeria Street. Transversely, Proposed Lot 1 Portico Parade benefits from potential future uplift as the NSW government is seeking to increase Sydney's affordable housing supply within a 400m radius of Train Stations. Well positioned in proximity to local shops & amenity, Parramatta CBD, Westmead Hospital and more. The vendor is in the process of negotiating with the various servicing authorities to realign any infrastructure (electricity) to outside of the property boundary (subject to approvals). Proposed Lot 1 Portico Parade is to be sold subject to land registration with an anticipated registration date of December 2024. The site offers the following attributes:- Large 1,127sqm\* land parcel- Combined 88m\* dual frontage - R2 Low Density | 9m HOB | 400sqm min. lot size - Dual frontage providing a multitude of occupy and development options and ease of access for future construction- Well positioned in proximity to local amenity, Parramatta CBD, Westmead Hospital and more- To be sold subject to land registration with an anticipated registration date of December 2024. Proposed Lot 1 Portico Parade, Toongabbie is for sale via an Expression of Interest campaign closing 3 pm, Wednesday 26 June, 2024. For more information or to request access to the due diligence room, please contact the exclusive selling agents.\*Approximate. Outline & labels indicative