



85 Bungarribee Road, BLACKTOWN, NSW 2148

Modern 6 Bedroom, 2 Bathroom Family Home Or Prime Investment

Positioned in one of Blacktown's most convenient locations, this well maintained home offers flexibility, comfort, and strong investment growth potential. Whether you're searching for a spacious family residence or a reliable income-producing property, this address has it all.

Well constructed in brick veneer with a solid concrete floor, the spacious split level design offers generous living areas and 4 bedrooms on the first floor plus a vast amount of additional floor space on the lower ground floor level with it's own separate entry, providing 2 more bedrooms and additional living areas making it perfect for guests, extended family or extra rental income.

Those who appreciate being centrally located will absolutely love this highly convenient location, easily walkable to Blacktown CBD, Train station, Westpoint Shopping Plaza, Blacktown Hospital, Mitchell High School and Blacktown South Public School.

Sited on a rectangular shaped 556m² parcel of land, you'll be proud to call this sought after property your own, in a location that has enormous potential for future capital growth.

TYPE: Auction

INTERNET ID: 115P11886

AUCTION DETAILS

1:30pm, Saturday February 14th, 2026

CONTACT DETAILS

Toongabbie

4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Nick Bardon

0409 900 237

Investors Note: The property is currently leased at \$700 per week.

Further Information & Inclusions :

- + 6 bedrooms
- + 2 bathrooms
- + Additional detached studio/home office room with insulation
- + Built in Wardrobes
- + Generously sized living and dining room
- + Modern kitchen
- + Near new timber laminate flooring throughout
- + Solid concrete floor provides strength & sound insulation
- + Lower ground floor provides potential for extended family accommodation, home office or potential rental income for students and staff of nearby hospital
- + Split system A/C's x 5
- + Large backyard with storage shed
- + Enormous subfloor storage room, dry & secure
- + Solar assisted hot water
- + Double carport with lockable gates
- + Parking for extra 2 cars on the driveway
- + 556m² land with rectangular dimensions of 15.24m x 36.5m
- + Vibrant, central location primed for future capital growth

Location Highlights :

- + 500m to Blacktown Hospital
- + 50m to 722 service bus stop to Blacktown Train Station & Westpoint
- + 1.5km to Blacktown Train station
- + 1.5km to Westpoint Shopping Plaza
- + 1km to St Martin's Shopping Centre & medical centre
- + 950m to Blacktown South Public School
- + 1.2km to Mitchell High School

Contact:

Nick Bardon 0409 900 237

Krish Pancholi 0448 020 653

Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Interested parties should rely on their own enquiries. Some images may have been digitally enhanced.

- Land Area 556.00 square metres
- Bedrooms: 6
- Bathrooms: 2
- Double garage





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Please note:
 Floorplan measurements are a guide only.
 All dimensions are approximate in their distance and volume.
 We cannot guarantee its accuracy and interested persons should rely on their own enquiries.

