



## 172 Binalong Road, TOONGABBIE, NSW 2146

SOLD BY MATT BARHAM

Absolute Blank Canvas With Dream Potential â## Genuine Opportunity!

This extremely dilapidated freestanding residence may not be in the best shape at the moment but is nonetheless a great opportunity for those with creative vision and determination.

Sitting on over 556.4sqm of level land with a wide 15.4m street frontage, the property is being sold as land value and promises extraordinary prospects for a complete knockdown/rebuild project, subject to the appropriate council permission.

It makes the perfect option for buyers, builders or investors looking for a real estate venture that could bring enormous appeal in the future.

- + A few footsteps from the local IGA, shops, schools and Binalong Park
- + Land value sale with scope to build a new home and granny flat (STCA)
- + The existing four-bedroom home is unliveable and ready for demolition

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 115P13508

### AUCTION DETAILS

10:00am, Saturday  
September 21st, 2024

### CONTACT DETAILS

**Toongabbie**  
4 Cornelia Road  
TOONGABBIE, NSW  
02 9896 2333

**Matt Barham**  
0414 407 816

- + Side driveway access through to a double lock-up garage at the rear
- + A virtual blank canvas with lots of real estate options to explore
- + Within easy reach of Toongabbie's station, T-Way and shopping centre
- + Bus stop at the front door, directly opposite Toongabbie Public School

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.

- Land Area 556.40 square metres
- Bedrooms: 4
- Bathrooms: 1
- Double garage





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