4 Barfil Crescent, SOUTH WENTWORTHVILLE, NSW 2145

A Rare Opportunity Presents to secure an E3 Zoned Property

Tucked away in a peaceful cul-de-sac, this rare E3 Zoned property presents an outstanding opportunity for astute investors, developers, and business owners.

Positioned on a generous 611.9 sqm block, it offers exceptional potential for redevelopment, a knockdown rebuild, or long-term land banking. With its flexible zoning, the site holds strong prospects for future light industrial, warehouse, or mixed-use development, subject to council approval.

The house itself boasts 3 well-sized bedrooms, multiple living and family areas, a gas-equipped kitchen with provisions already in place, and a single garage. This existing layout offers comfortable living while also serving as a solid foundation for future upgrades or redevelopment, depending on your vision for the property.

Property Features & Inclusions:

+ 3 bedrooms

+ Multiple living rooms

TYPE: For Sale

INTERNET ID: 115P14064

SALE DETAILS

Offers Invited

CONTACT DETAILS

Toongabbie
4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Alex Georgiou
0432 578 968

+ Brick veneer construction

+ Large outdoor shed

+ Northwest aspect

+ Prime E3 zoning, ideal for strategic future development (STCA)

+ FSR up to 1.5:1 and building height up to 20m

Location Highlights

+ 650m to Wentworthville Public School

+ 3.7km to Pendle Hill High School

+ 3.9km to Parramatta CBD

+ 3.4km Westmead Health Precinct

+ 4.3km to Stocklands Merrylands

Council Rates: $456.00 per quarter

Water Rates: $192.88 per quarter

Total Size: 611.9 sqm
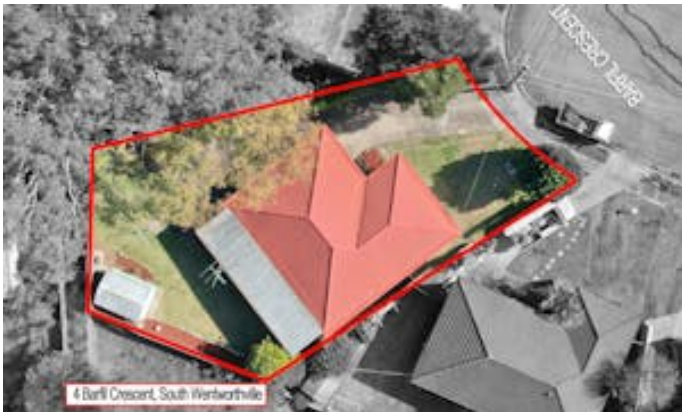

Contact:

Alex Georgiou 0432 578 968

Lachlan Ackroyd-Broadbere 0418 310 385

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.
These photos may have been digitally enhanced.

- Land Area 611.90 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage

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Elders

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.

STUDY
2.6 x 2.5

SUNROOM
9.2 x 2.8

L'DRY

KITCHEN
3.2 x 2.8

BEDROOM
3.5 x 2.7

FAMILY / DINING
4.6 x 4.4

BATH

LIN

LIVING
4.5 x 4.5

GARAGE
6.0 x 3.0

BEDROOM
3.2 x 2.8

ENTRY

BEDROOM
4.3 x 3.3

PORCH
3.3 X 2.0

SHED

RESIDENCE

DRIVEWAY

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D1 A Digital 1 floorplan