

29 Warman Street, PENDLE HILL, NSW 2145

Prime Potential, Girraween Primary Catchment

It doesn't take much to imagine what's possible for this home in original condition located in a desirable location, conveniently close to Girraween Primary School and Pendle Hill station and shopping precinct. The house allows you to add your own personal touches with cosmetic enhancements but is solidly built and is an exceptional opportunity for the renovator, first home buyer, investor or new home builder.

- + 4 generous size bedrooms, main with built-in-robe
- + Open plan living spaces, roller shutters
- + Basic kitchen and bathroom plus 2nd toilet
- + Carport and access to the rear incorporating a garden shed

Ideally located on a 518.5sqm with a 15.545m frontage allows ample opportunity for further extensions, granny flat construction or explore architectural or project designed residences to build (all subject to Cumberland Council approval). With a little imagination you could turn this house into a home or a profitable development/investment opportunity.

TYPE: Auction

INTERNET ID: 115P14133

AUCTION DETAILS

3:30pm, Saturday August 2nd, 2025

CONTACT DETAILS

Toongabbie

4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Matt Barham

0414 407 816

Council Rates: \$370.85 per quarter

Water Rates: \$171.00 per quarter

Land Size: 518.5sqm

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.

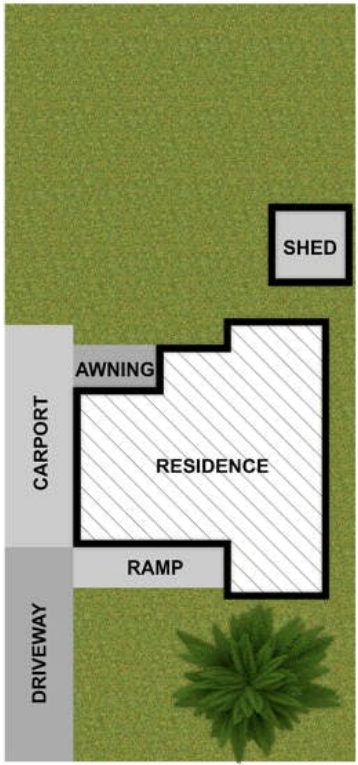
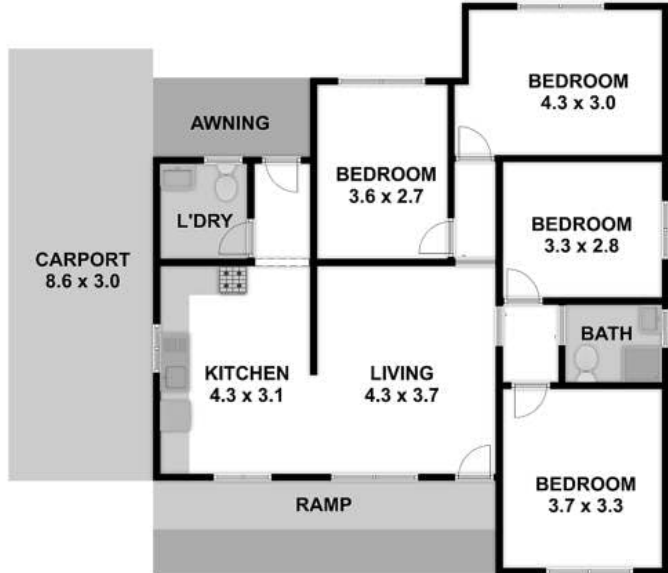
- Land Area 518.50 square metres
- Bedrooms: 4
- Bathrooms: 1
- Single carport



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Please note:
Floorplan measurements are a guide only.
All dimensions are approximate in their distance and volume.
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