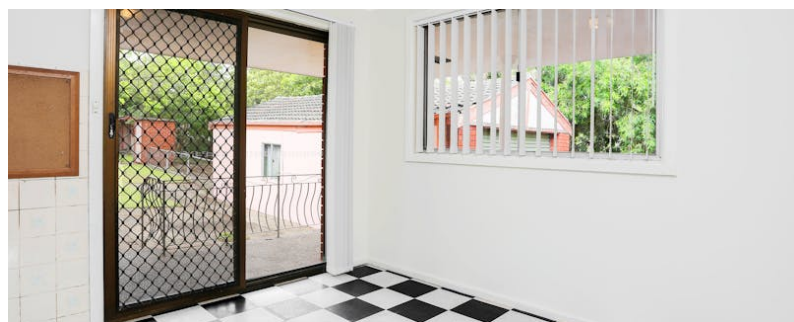




81 Ballandella Road, TOONGABBIE, NSW 2146

822sqm of Endless Potential

Perfectly positioned in a prime location of Toongabbie, 81 Ballandella Road presents an exceptional opportunity for families or investors alike.

Set in a prime location, on offer is a 3-bedroom, 1-bathroom home which is perfectly perched on the high side of the street, featuring 822sqm of R2 zoned & easement free land (15.24m frontage), offering a rare chance to redevelop the site (S.T.C.A.) or move into your new home in a truly premium location.

Enjoy unmatched convenience with a short walk to Toongabbie West Public School, local transport options, and parklands all within easy walking distance. This prized address combines tranquility with lifestyle, making it ideal for growing families, smart builders or savvy investors seeking long-term value in a blue-chip location.

Investors take note: Rental potential of \$600 per week

Features & Inclusions:

+ 3 bedrooms with built in wardrobes

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: Auction

INTERNET ID: 115P14201

AUCTION DETAILS

2:30pm, Saturday
November 29th, 2025

CONTACT DETAILS

Toongabbie
4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Alex Georgiou
0432 578 968

- + Kitchen equipped with dishwasher provisions
- + Large living room with patio access
- + Single bathroom with separate toilet
- + External laundry plus an additional wash closet
- + Provisions for ducted air conditioning
- + Single lock up garage
- + Full brick garden shed
- + Easement free land

Location Highlights:

- + 100m to Toongabbie West Public School (in catchment)
- + 1.4km to Pendle Hill High School (in catchment)
- + 1.9km to Toongabbie Christian College
- + 1.1km to Binalong Park
- + 1.2km to Pendle Hill Train Station
- + 1.1km to Toongabbie Train Station
- + 4.2km to Westmead Health Precinct
- + 6.5km to Parramatta CBD

Council rates: \$420.30 per quarter approx

Water rates: \$204.13 per quarter approx

Frontage: 15.24m

Total land size: 822sqm (R2 zoned, Parramatta Council LGA)

Free Building and Pest inspection report available

Contact:

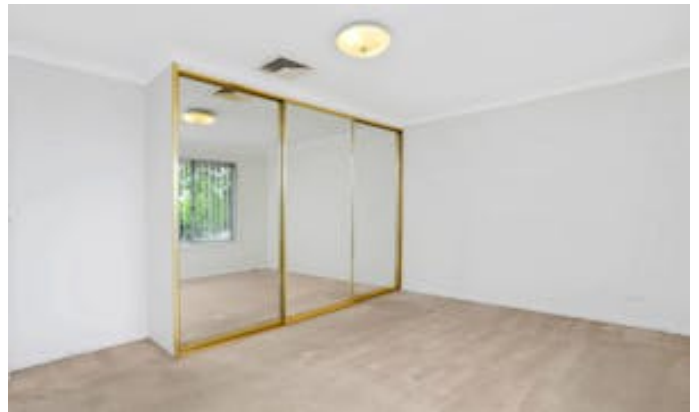
Alex Georgiou: 0432 578 968

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. Some images may have been digitally enhanced.

- Land Area 822.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage

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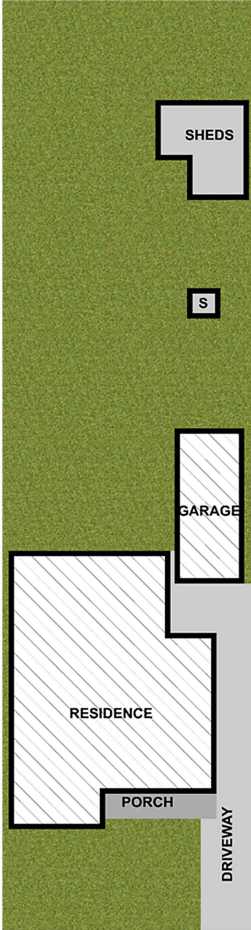




81 Ballandella Road, Toongabbie



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.



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