



## 6 Rhonda Street, PENDLE HILL, NSW 2145

### Selling At Land Value – Affordable Entry Into Prime Location

Selling at land value only due to the dilapidated state of the existing 2 bedroom house, this opportunity is ideal for those looking for a site to build their dream home.

Set within a peaceful cul-de-sac, with several new double storey homes recently built in the surrounding neighbourhood, the location is within walking distance to Pendle Hill train station, Pendle Hill Public School, local shops and bus services as well as having easy access to Parramatta, Westmead, The Great Western Highway and M4 motorway.

Builders or renovators could explore the potential to extend, renovate and revive the existing two bedroom house however it's the prime land and peaceful, convenient location that is the main attraction here.

This exciting and affordable opportunity in the sought after Pendle Hill property market **MUST BE SOLD!**

#### Further Information:

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:** 115P14309

#### AUCTION DETAILS

3:30pm, Saturday October 18th, 2025

#### CONTACT DETAILS

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

**Nick Bardon**  
0409 900 237

- + Land Size 556m2
- + Approximately 13.5 metres wide at the building setback line
- + Existing natural gas line to the site
- + Potential to construct new 2 storey house & granny flat subject to the required planning & approval process
- + Near new double storey house next door provides a possible template for what could be built on this site
- + 1.3km to Pendle Hill Train Station
- + 250m to Pendle Hill Public School
- + 350m to 700 bus stop to Parramatta
- + Easy access to M4 motorway & Great Western Highway
- + Just a short drive to Westmead & Parramatta

Contact:

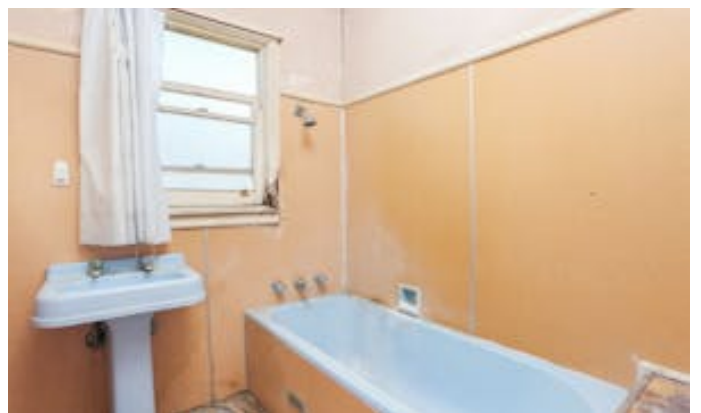
Nick Bardon 0409 900 237

Krish Pancholi 0448 020 653

Disclaimer: All information is from sources we believe to be reliable however we cannot guarantee it's accuracy. Interested parties should rely on their own enquiries. Distances & dimensions are approximate.

- Land Area 556.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage







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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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