



8 Lyle Street, GIRRAWEEEN, NSW 2145

Renovate or Rebuild in the Heart of Girraween

Perfectly positioned in one of Girraween's most sought-after streets, 8 Lyle Street presents an exceptional opportunity for families or investors alike.

Set on a quiet street, this north facing, 3-bedroom, 1-bathroom home is perfectly perched on 575sqm of R2 zoned land (15.85m frontage), offering a rare chance to renovate or rebuild and create your dream home in a truly premium location.

Enjoy unmatched convenience with a short walk to Girraween 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 or savvy investors seeking long-term value in a blue-chip location.

Features & Inclusions:

- + 3 bedrooms
- + 2.7m ceiling heights throughout
- + Single bathroom with separate toilet

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: 115P14321

AUCTION DETAILS

1:30pm, Saturday October 11th, 2025

CONTACT DETAILS

Toongabbie

4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Alex Georgiou

0432 578 968

- + Internal laundry
- + Single lock up garage

Location Highlights:

- + 950m to Girraween Public School (in catchment)
- + 950m to Girraween Selective High School
- + 2.7km to Pendle Hill High School
- + 2.3km to Toongabbie Christian College
- + 110m to Linlee Street Park
- + 1km to Civic Park
- + 2km to Girraween Park playing fields
- + 1.3km to Pendle Hill Train Station
- + 2.3km to Toongabbie Train Station
- + 4.9km to Westmead Health Precinct
- + 5.8km to Parramatta CBD

Council rates: \$505.00 per quarter approx

Water rates: 172.83 per quarter approx

Frontage: 15.85m

Total land size: 575.4sqm

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 575.40 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage



8 Lyle Street, Girraween



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