



## 106 Lamonerie Street, TOONGABBIE, NSW 2146

### Renovate Or Rebuild In Prestige Street

Held by the same family for over 60 years, this much loved 3 bedroom home presents in original condition, ready for it's next chapter.

Sited on a rectangular shaped, east facing 569m2 parcel of land, the property offers immense potential to either renovate and add value or to capitalise on the prime land and rebuild your dream home in the company of other near new homes which have been recently built in the street.

A large backyard also offers investors the potential to construct a granny flat, subject to the required approval process.

Located within walking distance to both Pendle Hill and Toongabbie train stations and within close proximity to schools and several childcare options, the location is not only peaceful but highly convenient too.

This affordable slice of prime Toongabbie real estate absolutely must be sold, so attend the auction, make your bid and make it yours!

**TYPE:** Auction

**INTERNET ID:** 115P14348

#### AUCTION DETAILS

2:30pm, Saturday October 25th, 2025

#### CONTACT DETAILS

**Toongabbie**

4 Cornelia Road  
TOONGABBIE, NSW  
02 9896 2333

**Nick Bardon**

0409 900 237

Further Information & Inclusions :

- + 3 large bedrooms
- + Dual living areas
- + Main living room with split system A/C
- + Lock up garage with remote control door
- + Large backyard with potential to build a granny flat
- + Natural gas connected to the house
- + Gas hot water
- + Solar panels
- + 569.1m<sup>2</sup> land with rectangular dimensions of 15.1m x 37.7m
- + Parramatta LGA

Location Highlights :

- + 1km to Pendle Hill Train Station
- + 1.1km to Toongabbie Train Station
- + 500m to Toongabbie West Public School
- + Several childcare options within walking distance

Contact:

Nick Bardon 0409 900 237

Krish Pancholi 0448 020 653

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 569.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage









## 106 Lamonerie Street, 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.

