



## 3 Mandoon Road, GIRRAWEEN, NSW 2145

### Opportunity Awaits To Renovate or Rebuild

Perfectly positioned in one of Girraween's most sought-after pockets, 3 Mandoon Road presents an outstanding opportunity for families and investors alike.

Set on a peaceful and quiet street, this well-proportioned three-bedroom, two-bathroom home (including guest accommodation) sits on a generous 575.4sqm parcel of R2-zoned land. Whether you're looking to renovate, extend, or rebuild, this property offers the flexibility to create a dream home in a truly blue-chip location.

Enjoy exceptional convenience with Girraween Public School, local transport, and parklands all just a short stroll away. Combining everyday practicality with a quiet, family-friendly setting, this is a rare chance to secure long-term value in one of the area's most desirable addresses.

### Features & Inclusions:

- + 3 bedrooms to main house
- + Guest accommodation featuring a kitchenette

**TYPE:** Auction

**INTERNET ID:** 115P14564

### AUCTION DETAILS

1:30pm, Saturday March 14th, 2026

### CONTACT DETAILS

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

**Alex Georgiou**  
0432 578 968

- + Natural gas cooktop to kitchen
- + Ceiling fans to all bedrooms and livingroom
- + 2.7m ceiling heights throughout
- + 2 bathrooms
- + External laundry
- + Single lock up garage plus an additional carport

#### Location Highlights:

- + 1.2km to Girraween Public School (in catchment)
- + 1.2km to Girraween Selective High School
- + 1.1km to Civic Park
- + 1.4km to Pendle Hill Train Station
- + 5.1km to Westmead Health Precinct
- + 6.0km to Parramatta CBD

Council rates: \$423.00 per quarter approx

Water rates: 172.83 per quarter approx

Frontage: 14.326m

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: 2
- Single garage
- Single carport





## 3 Mandoon Road, Girraween

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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