



## 3/6 Binalong Road, PENDLE HILL, NSW 2145

### Class And Convenience

Generous interiors and a welcoming ambience unite in this easy care villa to create a lifestyle haven for genuinely laid back living. Favourably positioned, it represents a solid investment or fabulous first home.

- + 2 bedrooms with built in robes.
- + Open plan living with cathedral ceilings and gas heating provisions.
- + Impeccable kitchen with gas appliances.
- + Modern bathroom with separate bath to shower.
- + Single garage and car space on Title.
- + Private, landscaped courtyard ideal for entertaining.

Nestled in exclusive complex, perfectly located within a short stroll to Pendle Hill station and shops, Darcy Road Primary and Pendle Hill High School ensures this is an opportunity that is too good to miss.

**TYPE:** For Sale

**INTERNET ID:** 115P14583

#### SALE DETAILS

**\$700,000 - \$750,000**

#### CONTACT DETAILS

**Toongabbie**

4 Cornelia Road  
TOONGABBIE, NSW  
02 9896 2333

**Matt Barham**

0414 407 816

Council rates: \$334.50 per quarter

Water Rates: \$213.00 per quarter

Strata Fees: \$612.00 per quarter

Total Size: 140sqm

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 140.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 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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