

8 Barangaroo Road, TOONGABBIE, NSW 2146

Huge Land + Wide Frontage = Development Potential

So much future potential exists with this well maintained home surrounded by an enormous parcel of land measuring 1100sqm with an 18.29m frontage in an ultra-convenient location within 150 metres to Toongabbie station and a short stroll to the shopping centre and schools.

- + Meets Parramatta Council requirements for Torrens Title duplexes with granny flats or childcare centres (subject to their approval).
- + Alternatively build your dream home and/or a granny flat with room for a pool or tennis court.
- + Live in or lease out the home whilst you prepare your plans and Development Application.
- + Existing home features 3 bedrooms, 2 bathrooms, modern kitchen and freshly painted interiors and an oversized garage.
- + Huge, level yard space incorporating an oversized single garage.

The popular and convenient location ensures strong interest and high re-sale prices on

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: 115P2707

AUCTION DETAILS

3:30pm, Saturday October 25th, 2025

CONTACT DETAILS

Toongabbie

4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Matt Barham

0414 407 816

any future development. Large land is becoming increasingly harder to find so don't miss this amazing and profitable opportunity.

Council Rates: \$416.70 per quarter

Water Rates: \$172.00 per quarter

Land Size: 1100sqm

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 1,100.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Single garage

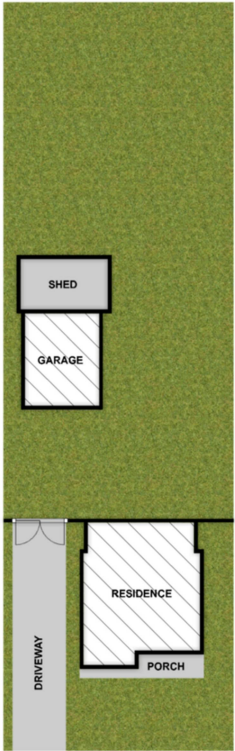
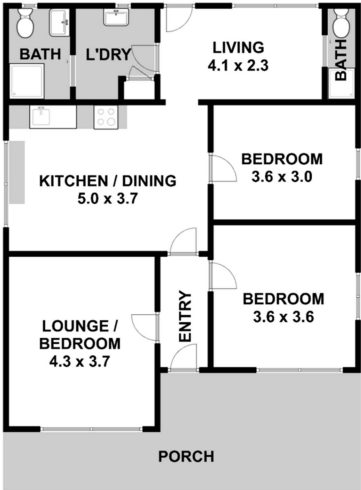




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Please note:
Floorplan measurements are a guide only.
All dimensions are approximate in their distance and volume.
We cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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