

6 Merryl Avenue, Old Toongabbie, NSW, 2146



House For Sale

Saturday, 11 January 2025

6 Merryl Avenue, Old Toongabbie, NSW, 2146

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Brad Panayiotou
0294077800



George Davidson
0294077800

Land Value - Prime Opportunity with Outstanding Potential

Discover the extraordinary potential of this expansive 632sqm block in Old Toongabbie. Offering a generous 15.2m frontage, this property is perfect for redevelopment. Build your dream home or explore duplex possibilities within Parramatta Council guidelines. Positioned in a quiet street, it's a rare find in a coveted location. Close to parks, schools, and shops, it promises both convenience and lifestyle appeal.

- Expansive 632sqm block with a wide and impressive 15.2m frontage
- Perfect for duplex development or a custom family home (STCA)
- Quiet and family-friendly street surrounded by quality neighboring properties
- Zoned R2 within Parramatta Council, offering exceptional redevelopment opportunities
- Moments from Pendle Creek Reserve and Binalong Park for outdoor enjoyment
- Close to local shops, cafes, and Winston Hills Mall for convenience