



### 55 Wyena Road Pendle Hill NSW

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Held by the same family for over 30 years this much loved 3 bedroom home occupies a sizable and regular 607m2 block of land on the high side of one of the area's best streets.

Well maintained throughout it offers spacious living and dining areas, a separate study, near new bathroom, updated kitchen with gas stove & new laminate floors, air conditioning, built in wardrobes in all bedrooms, gas heating provision and gas hot water.

Opportunity exists for savvy investors to capitalise on the wide side access and large level backyard to build a granny flat to maximise investment returns in this blue chip location while families looking for that ideal location to build their new dream home can look no further.

Convenience is assured, being within walking distance to Pendle Hill train station, local schools, childcare and bus stops with easy access to Parramatta and Westmead.

Accommodation features:

- + 3 Bedrooms, all with built in wardrobes
- + Separate study area
- + Large air conditioned living areas with gas heating provision

**Price** : \$ 877,000  
**Land Size** : 607 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/parramatta/pendle-hill/residential/house/5876204>



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# Real Estate

55 Wyena Road  
Pendle Hill NSW 2145



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