



### 56-60 Girraween Road Girraween NSW

4 2 1

It doesn't take much to imagine what's possible for this large block in a highly desirable location close to Toongabbie station, within the Metella Road Primary School catchment and within walking distance to Girraween Selective High School. Solidly built and in liveable or rentable condition, it is an exceptional opportunity for the renovator, first home buyer, investor or new home builder.

**Price** : \$ 1,300,000  
**Land Size** : 803 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/parramatta/girraween/residential/house/6665739>

- \*Currently utilised as 2 self-contained homes, separately metered electricity.
- \*Each contains 2 bedrooms, 1 bathroom, kitchen and open plan living spaces.
- \*Wide side access to the huge yard incorporating an entertaining pergola and garden shed.
- \*Potential dual rental income.

An enormous 803sqm parcel of land with an 18.28m



**Matt Barham**  
02 9896 2333



**Keerthi Gajendran**  
02 9896 2333

