







6 Noongah Street, Bargo

PRIME LOCATION, DUAL STREET FRONTAGE & EXCITING FUTURE POTENTIAL!

Positioned in the heart of Bargo, just 50 metres from the local shopping centre, this property presents an outstanding opportunity for homeowners, investors and developers looking to secure a generous parcel of land in an exceptionally convenient location.

Set on an impressive 821m2 allotment with valuable dual street frontage, the property offers a combination of comfortable existing accommodation and exciting future possibilities, subject to council approval.

The existing three-bedroom home is presented in reasonable condition, providing an opportunity to move in, lease out or renovate while exploring the property's longer-term potential.

With medium density residential zoning, dual street access and a highly accessible position, this is a property that deserves serious consideration from buyers seeking flexibility and future upside.

Property Highlights

3 1 2

FOR SALE
$800,000 - $880,000

VIEW
By Appointment

AGENCY
LJ Hooker Picton

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

- Generous 821m2 parcel of land
- Valuable dual street frontage offering flexibility and accessibility
- Medium density residential zoning with potential for future development (STCA)
- Existing three-bedroom, one-bathroom residence
- Accommodation for two vehicles
- Home in reasonable condition with scope to renovate and add value
- Approximately 50 metres to Bargo's local shopping centre
- Short distance to Bargo Railway Station for convenient public transport
- Only minutes to the Hume Motorway for easy commuting north towards Sydney or south towards the Southern Highlands
- Ideal opportunity for owner-occupiers, investors, builders and developers

LOCATION, CONVENIENCE & OPPORTUNITY

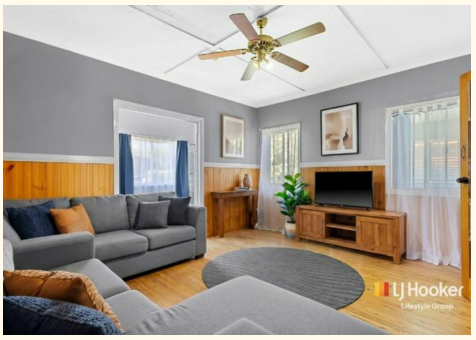
Properties offering this combination of land size, zoning, dual street frontage and proximity to essential amenities are well worth exploring.

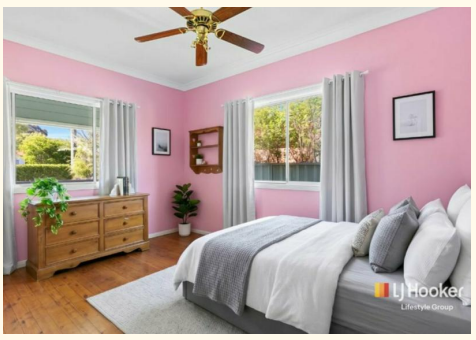
Whether you're looking for a conveniently located family home, a long-term investment or a potential development opportunity, 6 Noongah Road, Bargo offers versatility in a central village location.

Disclaimer: The information contained herein has been provided by the vendor and other sources believed to be reliable. Whilst LJ Hooker Lifestyle Group and its representatives have taken reasonable care in preparing this information, no warranty or representation is made as to its accuracy, completeness, currency, or suitability for any purpose. All interested parties should make and rely upon their own enquiries, investigations, and independent advice in relation to the property and the information provided. Some images may include digital enhancements or virtual staging for illustrative purposes only and may not accurately represent the property's current presentation. LJ Hooker Lifestyle Group, its employees, agents, and representatives accept no liability for any loss, damage, cost, or expense arising from reliance upon this advertising material, any verbal representations, written communications, or any other information provided in connection with the property.

MORE DETAILS

Property ID	MJ2C
Property Type	House
Land Area	821 m2

LJ Hooker Picton
Suite 2, 150-158 Argyle Street, PICTON NSW 2571
picton.ljhooker.com.au | picton@ljhooker.com.au

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.