

1 Birtles Avenue, Pendle Hill

## High Set Position With Exceptional Potential

Auction Location: On-Site

Well positioned in one of Pendle Hill's most convenient and tightly held pockets, this high set single level property offers generous proportions, a sunny rear yard and outstanding potential for future improvement. With four bedrooms, two bathrooms and a functional layout, it is an appealing option for families, renovators and the knockdown rebuild market.

Inside, the home features spacious living areas, an original yet tidy kitchen and comfortable bedrooms. Outside, the level 556sqm block with wide frontage provides excellent scope for a rebuild or significant value add, subject to council approval. Surrounded by quality homes and offered for the first time in more than twenty five years, this is a rare opportunity in a blue ribbon setting.

### What We Love

- High set elevated position
- Four bedroom layout with excellent versatility
- Wide street frontage of 16.15 metres
- Level 556sqm block with strong future potential subject to council

4 2 1

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Toongabbie  
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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.



- approval
- Sunny rear yard ideal for families
- Quiet and well regarded neighbourhood
- First time offered in more than twenty five years

#### Location Highlights

- Convenient distance to Pendle Hill Station
- Easy access to buses, parks and local shopping
- Positioned between two highly regarded schools
- Toongabbie West Public School
- Pendle Hill High School
- Short drive to Westmead, Parramatta CBD and major arterial roads

This original gem presents an exceptional opportunity to secure a well located home in one of Pendle Hill's most sought after streets. Motivated owners. Must be sold.

To be auctioned onsite Saturday 6 December 2025 if not sold prior.

- Please note images have been digitally altered.

#### Disclaimer

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#### MORE DETAILS

Property ID	SQRFB3
Property Type	House
Land Area	556 m2
Including	Toilets (2)

#### Lachlan Smith 0411 056 292

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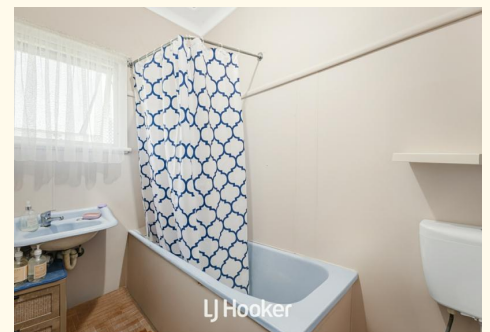
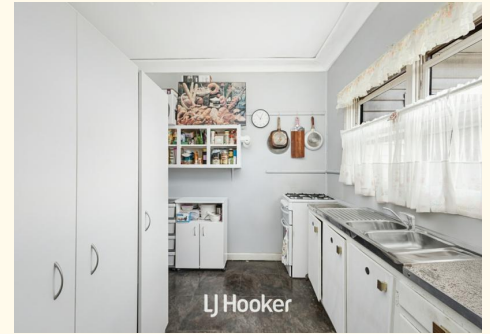
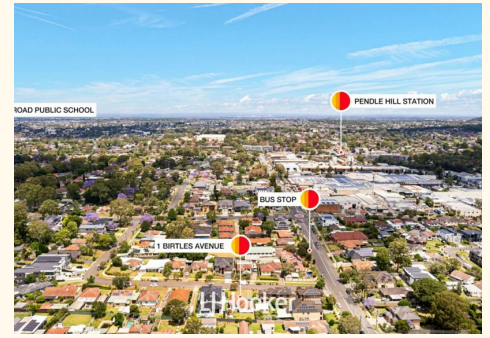
#### Nadine Smith 0409 963 618

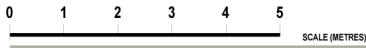
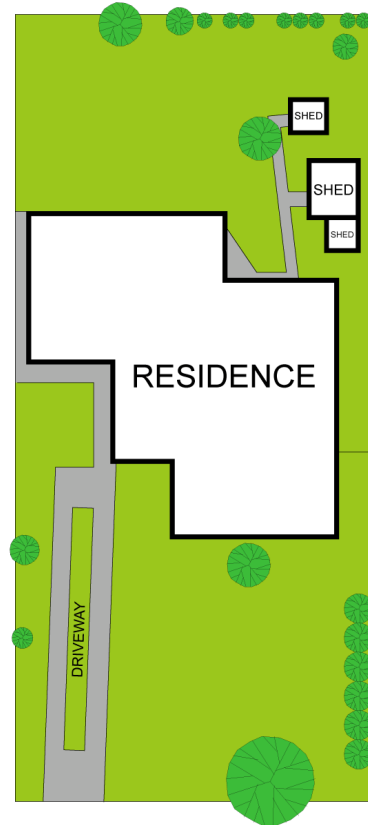
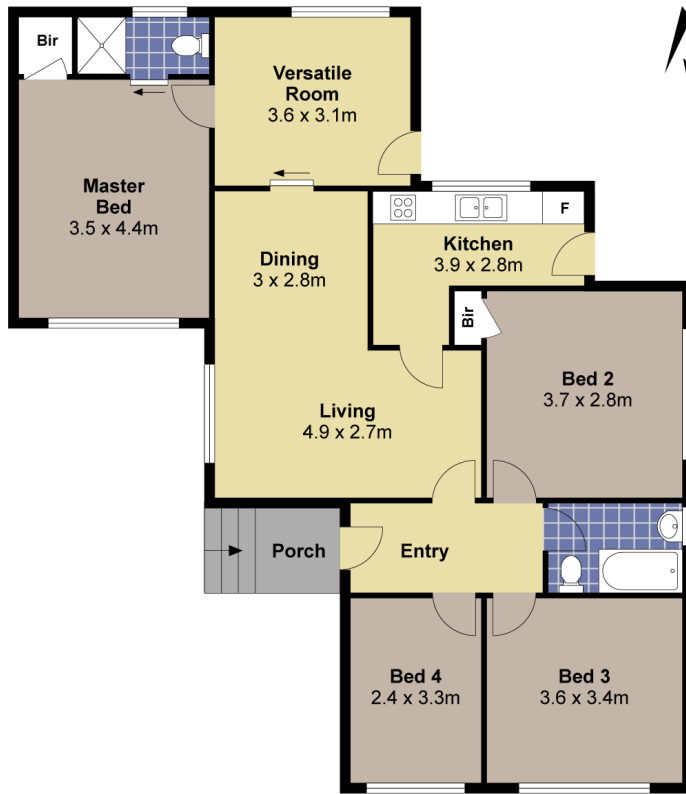
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Disclaimer: Dimensions are approximate and should only be used as a guide they are not to scale and no liability will be accepted

**LJ Hooker**