

Toronto, 146 Excelsior Parade

OPPORTUNITY KNOCKS

Situated on a generous 1,056sqm approx. block, this charming three-bedroom cottage presents an exciting opportunity for its next owner to add value and make it their own. Just 2 minutes from Toronto's vibrant town center and the picturesque shores of Lake Macquarie, this home offers endless potential for personalization to suit your needs. The expansive block is perfect for those exploring possibilities such as adding a secondary dwelling, sheds, a home workshop, or even a pool-the opportunities are truly endless! (Subject to LMCC approval).

Key Features:

R2-zoned 1,056sqm (approx.) block with an 18.5m frontage.

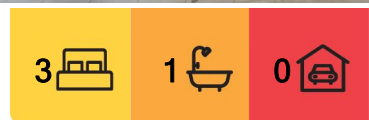
Large, fully enclosed sunroom/second living area.

Ample off-street parking.

Conveniently located within walking distance of Toronto CBD, local cafes, restaurants, and Lake Macquarie's shoreline.



Disclaimer: 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.



For Sale
\$720,000

View
ljhooker.com.au/Z82F7Q

Contact
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LJ Hooker Lake Macquarie
(02) 4915 3800

Travel Times:

Toronto CBD: 2 minutes

Fassifern Station: 8 minutes

M1 Motorway: 10 minutes

Toronto High School: 3 minutes

Toronto Public School: 4 minutes

St. Joseph's Primary School: 4 minutes

Charlton Christian College: 8 minutes

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

More About this Property

Property ID	Z82F7Q
Property Type	House
Land Area	1056 m2
Including	Bush Retreat Close to Schools Close to Shops Close to Transport Lounge Rumpus/Family room

Adam Kilian 0490 893 113

Sales Executive | adam.killian@ljhooker.com.au

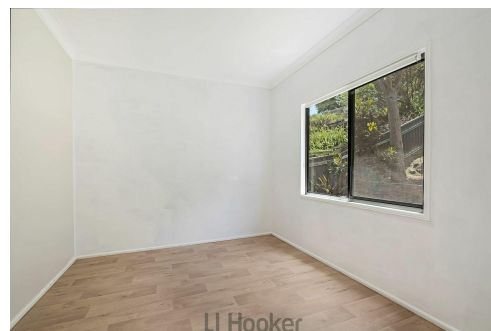
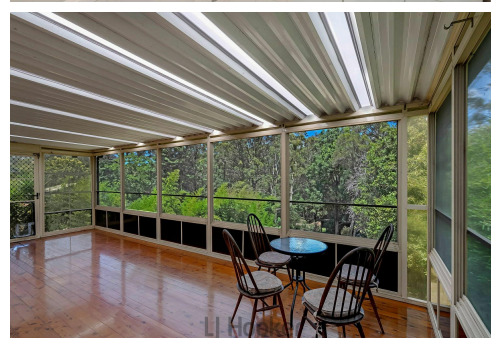
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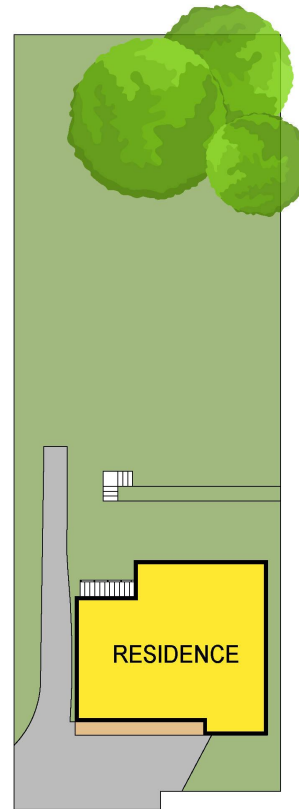
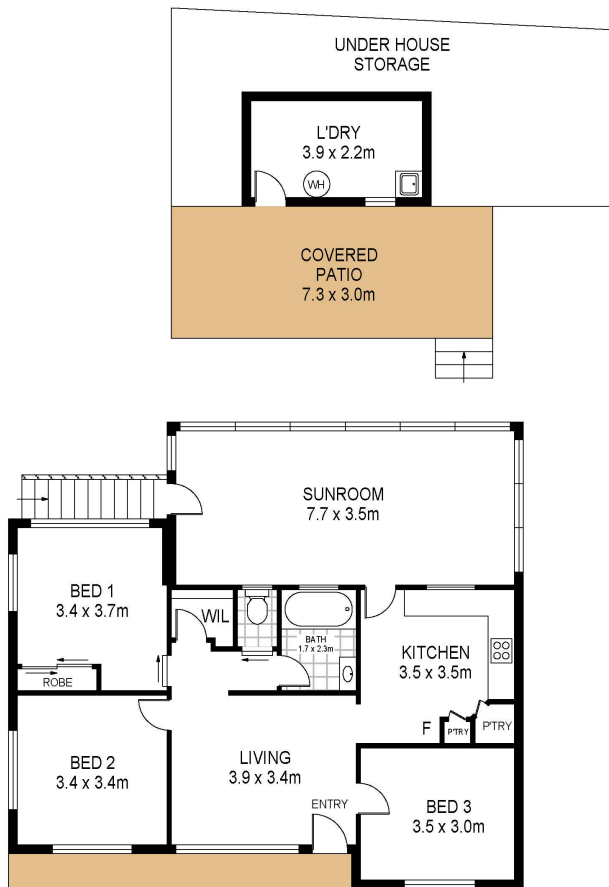
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Total Internal Floor Area: 115 sqm

Scale in metres indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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