



### 423 Wentworth Avenue Toongabbie NSW

Syon Property Group presents 423 Wentworth Avenue, Toongabbie - a substantial 771m<sup>2</sup> landholding positioned within the R3 Medium Density Residential zone, offering strong potential for future development or a high-quality residential project.

With a 16.4 metre frontage and Floor Space Ratio of 0.6:1, the site provides flexibility for a range of residential outcomes (subject to council approval), making it an appealing opportunity for developers, investors, or builders seeking to capitalise on medium-density zoning in a well-established location.

The R3 zoning allows for various residential possibilities including dual occupancy, multi-dwelling housing or a

**Type** : Land  
**Price** : Contact Agent  
**Land Size** : 771 sqm  
**View** : <https://www.syonpropertygroup.com.au/8645638>



**Nilesh Padhiyar**  
0433 848 485

[For full version visit the website](https://www.syonpropertygroup.com.au)

# 423 Wentworth Avenue, Toongabbie NSW 2146

Copyright reserved. No part of these plans may be reproduced or copied in any form without written permission from Fisher Homes Pty. Ltd. Builder to verify all dimensions on site. Dimensions are in millimeters unless stated otherwise. This drawing to be read in conjunction with the specification and engineer's details where applicable. Figured dimensions to be taken in preference to scaling. Fisher Homes Pty. Ltd. takes no responsibility for any verbal discussions or variations to the drawings and illustrations that are documented in writing. It is the owner's responsibility to ensure the layout and inclusions are correct. Details shown on these plans are intended to be accurate however, information written into individual contracts/quotes will take precedence over plans.	Scale: 1:100 Drawn by: XX Issued: XX Job no. -
--	---

