

## HOME & LAND PACKAGE – \$1,260,000



Ground Floor	126.20 m <sup>2</sup>
Garage	36.62 m <sup>2</sup>
Block	3.40 m <sup>2</sup>
<b>Openable Area</b>	<b>166.22 m<sup>2</sup></b>






HOME & LAND PACKAGE – \$1,360,000



Ground Floor	174.00 m <sup>2</sup>
First Floor	176.00 m <sup>2</sup>
Garage	36.62 m <sup>2</sup>
Block	3.40 m <sup>2</sup>
<b>Openable Area</b>	<b>390.02 m<sup>2</sup></b>

### 54 Hambleton Road The Ponds NSW

4  2  1 

Syon Property Group presents this house and land opportunity positioned within the established and highly sought-after suburb of The Ponds.

Set on a well-located parcel, the offering provides a practical and modern home design focused on functionality, comfort, and long-term value. The layout incorporates open-plan living and dining, a well-appointed kitchen, and seamless connection to outdoor space, creating a balanced environment for everyday living.

Positioned within close proximity to local schools, shopping centres, and transport links including Tallawong Metro, the property offers a straightforward lifestyle within one of the North-West's most in-demand residential pockets.

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

**Type** : House  
**Price** : Price Guide \$1,260,000 - \$1,360,000  
**Land Size** : 250 sqm  
**View** : <https://www.syonpropertygroup.com.au/8677482>



**Nilesh Padhiyar**  
0433 848 485



**Jash Delawala**  
0420 592 945