

BREIFING PACK

Parkside Landholding with Felxible Building

25 Mimosa Avenue, Toongabbie



Executive Summary

Property Address	25 Mimosa Avenue Toongabbie NSW 2146	
Legal Description	LOT 1 DP574582	
The Offering	Set on a generous 1,418 sqm* parcel, 25 Mimosa Avenue presents a rare opportunity to secure a large landholding backing directly onto McCoy Park. Ideally positioned just 900 metres* from Toongabbie train station and approximately 550 metres* from the sports club, the property offers excellent connectivity.	
Land Area	1,418 sqm*	
Building Area	200 sqm*	
Existing Improvements	A single storey brick structure positioned towards the front of the block, currently occupied by St Johns Ambulance NSW.	
Planning Controls	Council	City of Parramatta
	Zoning	RE1: Public Recreation
	Floor Space Ratio	N/A
	Height Limit	N/A
Tenancy Status	Vacant Possession	
Sale Process	A 100% interest in 25 Mimosa Avenue, Toongabbie is for sale via Expressions of Interest closing on Thursday, 22 October 2026 at 4:00PM (AEST).	

Exclusive Selling Agents

McGrath

Joe Wehbe

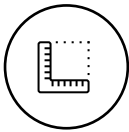
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Anthony Pirrottina

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Property Highlights



Substantial 1,418 sqm*
landholding offering scale
and flexibility



Improvements comprise
a full brick building of
approximately 200 sqm*



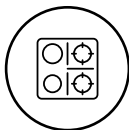
Unique rear aspect
backing directly onto
McCoy Park



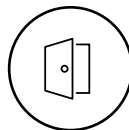
Quiet cul-de-sac location



Prominent position
with good exposure



Well-appointed
kitchen and
bathroom facilities



Available now
for immediate
occupation



Location

Toongabbie is a well-established suburb in Sydney's Greater Western region, located approximately 26 km* from the CBD and in close proximity to Parramatta, one of Australia's fastest-growing economic centres. The suburb benefits from strong transport connectivity via the T1 Western Line, providing direct access to Parramatta and the Sydney CBD, and is supported by a wide range of local amenities, schools, and recreational facilities.

Transport

- » 900 m* to Toongabbie Train Station, serviced by Sydney Trains T1 Western Line and T5 Cumberland Line
- » 650 m* to bus stop (Wentworth Avenue before Station Road), servicing Route 711 (Blacktown – Parramatta via Constitution Hill), along with multiple school and local bus services

Amenity

- » Directly backs onto McCoy Park, offering immediate access to open space
- » Approximately 550 m* to local sports club and recreational facilities
- » 950 m* to Toongabbie town centre and retail amenities
- » 1.7 km* to Hills Sports High School
- » 1.8 km* to Toongabbie Public School

Site





Outline Indicative

Sale Process

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Inspections: Please co-ordinate all inspections via the exclusive selling agents below.

Exclusive Agents:

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