

**9 Rainbow St, South Wentworthville, NSW 2145**

**Auction**

House 3 1 1



**Huge 17.374 Metre Frontage (approx.) Plus R3 Medium Density**

Set on a beautiful high-set parcel of land of approximately 663.9sqm, this original full-brick home presents an incredible opportunity for renovators, builders, and developers alike.

Offering a generous 17.374m frontage (approx.), the property provides excellent scope for a duplex development, addition of a granny flat or the construction of your dream home (subject to council approval).

The existing home is in original condition, making it an ideal canvas for a creative renovation.

Notable features include:

- \* Full brick construction with north facing aspect
- \* Three bedrooms
- \* Separate lounge & dining
- \* Set on the high side
- \* Land Area - 663.9 sqm approx.
- \* Impressive - 17.374 metre frontage approx.
- \* Zoned R3 Medium Density
- \* Duplex & granny flat potential (subject to council approval)
- \* Build your new home (subject to council approval)
- \* Minutes to Westmead Hospitals, Parramatta CBD & Merrylands shopping and transport

Move in, rent out, or update at your own pace while planning for future development.

Perfectly positioned for lifestyle and convenience, the property is just minutes' drive to the Westmead Medical Precinct, Parramatta CBD, and Merrylands Centre, ensuring strong long-term appeal for families and investors.

**Listed By**

Joe Bechara  
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**Open for Inspection**

By Appointment.

**Auction Details**

On Site 14/02/2026 at 2:30 PM

