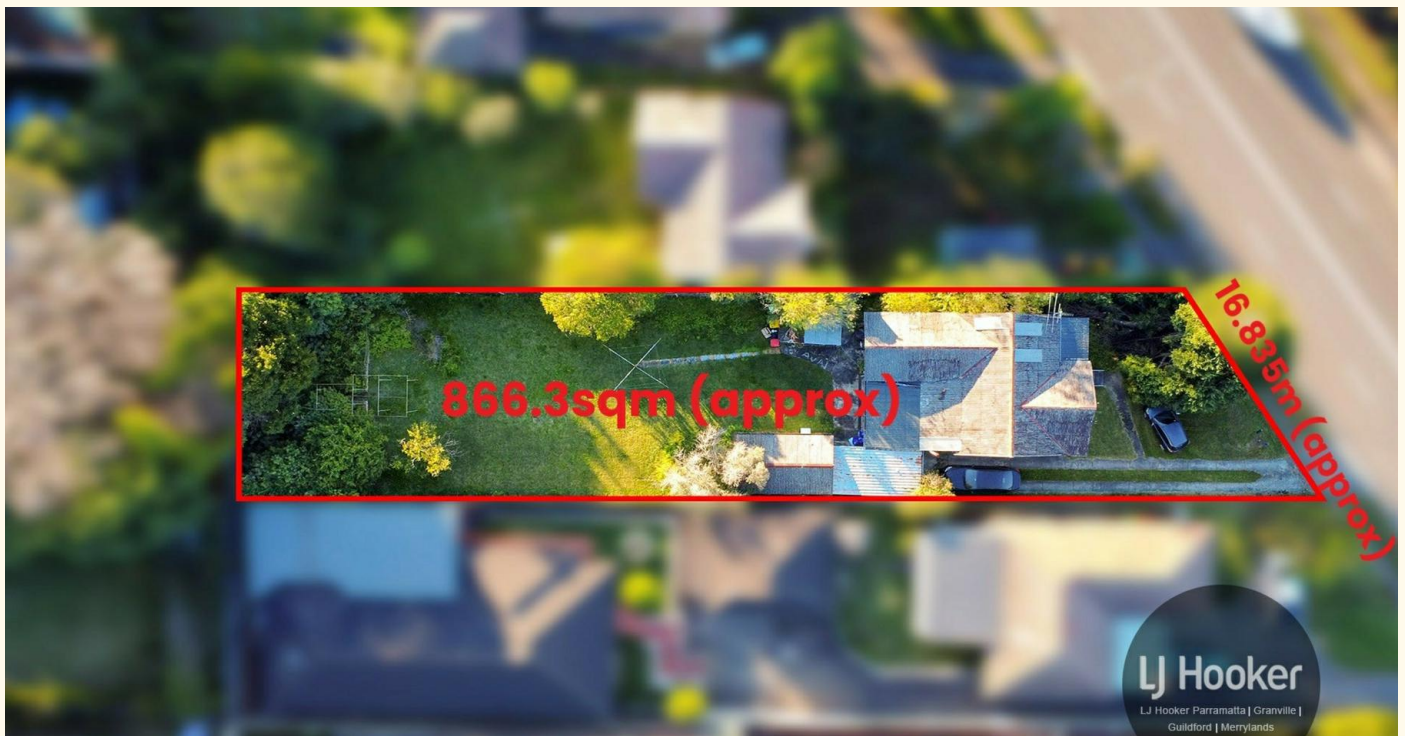




28 Marsden Road, Ermington

Prime 866.3sqm Development Opportunity with Existing Residence

Positioned in a highly sought-after pocket of Ermington, this substantial 866.3sqm parcel of land presents an exceptional opportunity for developers, investors, and homebuyers alike.

Set on a generous block with approximately 16.835 metres of frontage, the property is zoned R2 Low Density Residential with an FSR of 0.5:1, offering significant future potential (STCA). Adding further value, the property previously benefited from a duplex development approval which has now expired, highlighting the site's suitability for redevelopment.

The existing residence offers comfortable accommodation and features:

- 3 spacious bedrooms
- Well-appointed corner kitchen
- Separate dining area and lounge room
- Air conditioning
- Covered veranda
- Single lock-up garage

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.

3 1 1

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS

Joe Guida
0450 797 333
joe.guida@ljhooker.com.au

AGENCY

LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555



- Wide driveway with ample off-street parking

Property Highlights:

- Approx. 866.3sqm landholding
- Approx. 16.835m frontage
- R2 Low Density Residential zoning
- FSR 0.5:1
- Previous duplex DA approval (expired)
- Excellent development potential (STCA)
- Convenient location close to schools, shops, parks and transport

Opportunities of this size and potential are becoming increasingly rare in Ermington. Whether you're looking to develop, invest, or secure a large landholding for the future, this is a property that demands your attention.

Contact us today for further information, including previous approved plans and the Contract of Sale.

MORE DETAILS

Property ID	2H8NF9E
Property Type	House
Land Area	866.3 m2

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