

28 Marsden Street, Parramatta

## Neat Home in Prime Location — 505.9 sqm Plus 15.24 Metre Frontage (approx.)




Positioned in an ultra-convenient location, this neat clad residence presents an exceptional opportunity for homeowners, investors, and developers alike.

Set on a generous 505.9 sqm parcel of land with wide 15.24m frontage (approx.) and desirable R4 High Density zoning, this property offers immediate comfort with exciting future development potential (subject to council approval).

### Property Highlights:

- Neat clad home with spacious interior layout
- Three well-proportioned bedrooms
- Formal lounge room with option for a fourth bedroom
- Separate living room and dedicated dining area
- Updated kitchen and modernised bathroom
- East facing aspect
- Lock-up garage
- Land area - 505.9 sqm approx
- 15.24 metre frontage approx.

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.

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### AUCTION

Sat 2nd May @ 10:00AM

### VIEW

Sat 11th Apr @ 10:00AM - 10:30AM

### AGENTS

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### AGENCY

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



- Zoned R4 High Density

Location Highlights:

- 900m approx. to Westfield Parramatta
- 1.2km approx. to Parramatta Train Station
- 1km approx. to Parramatta High School
- Bus transport within easy reach
- Close to shops, parks, and everyday amenities

Whether you're looking to move straight in, secure a solid investment, or capitalise on the high-density zoning for future development, this property ticks all the boxes.

Ideal for first home buyers, savvy investors, or those seeking a land banking opportunity in a rapidly growing precinct.

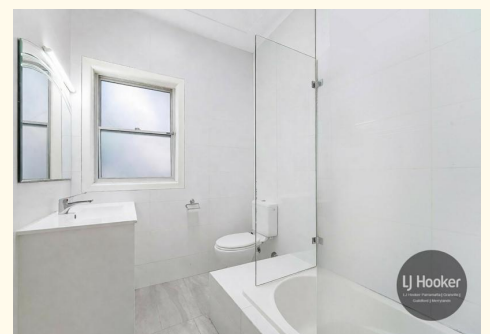
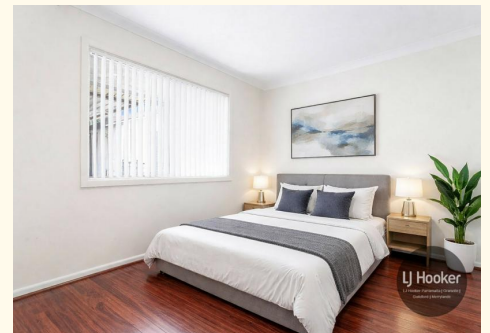
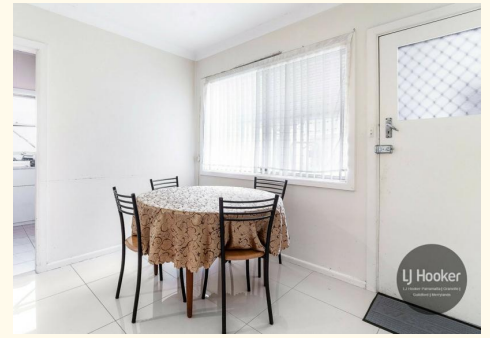
Don't miss this rare offering in a prime growth location.

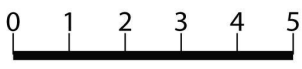
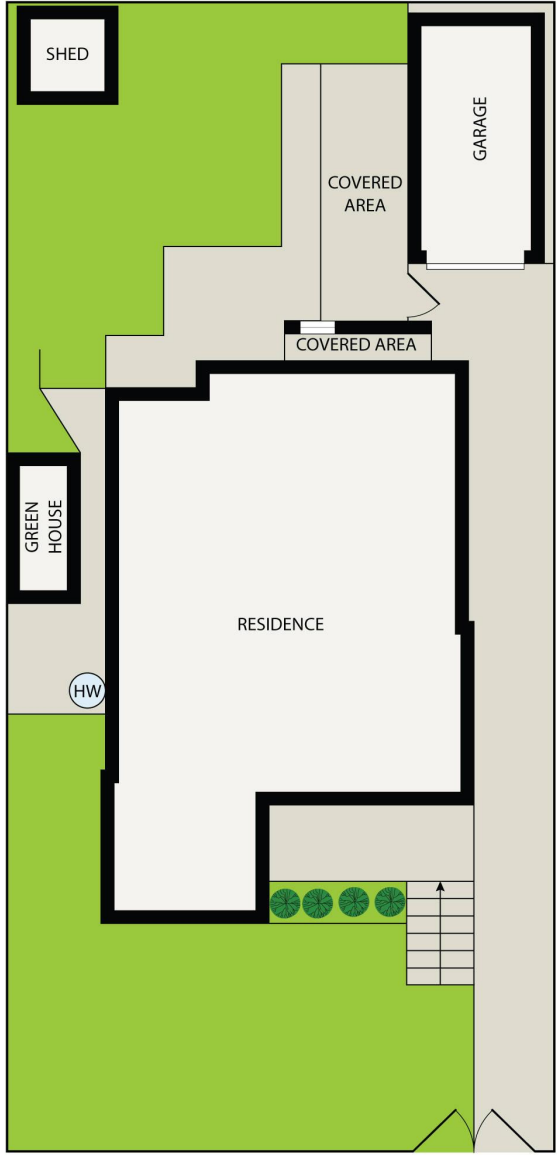
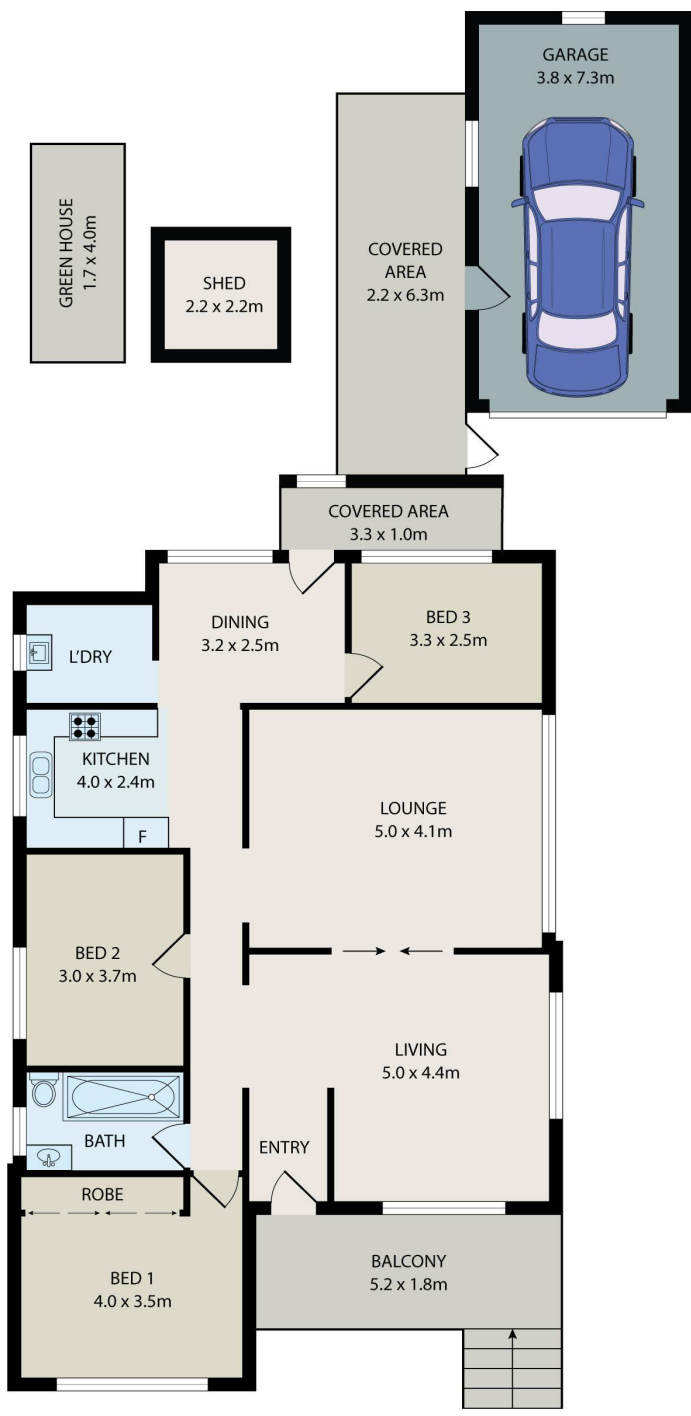
**MORE DETAILS**

Property ID	2GZ6F9E
Property Type	House
Land Area	505.9 m2
Including	Toilets (1)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

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