



### 53 Oramzi Road Girraween NSW

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Treasured by the same family for 90 years, this amazing slice of prestige Girraween Real Estate offers enormous potential to redevelop into your dream home or homes.

Mostly level, with a gentle slope to the street and a sunblessed north facing aspect the 20 metre wide parcel of land has no easements or large trees that affect the building envelope.

Zoned R2 it offers the potential to build two freestanding houses or a large duplex subject to Cumberland council approval.

Situated within the Girraween Public School Catchment, it is also a walk to Girraween Selective High school and Pendle Hill or Toongabbie train stations.

**Price** : \$ 1,130,000  
**Land Size** : 885 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/parramatta/girraween/residential/house/5877593>



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