



## GIRRAWEEN

2 1 1

Exceptional opportunity exists for development with this prime 1226 sq metre block. Located on the high side of a sought after Girraween street. The site meets council requirements for subdivision and the building of 2 sets of duplex style homes (subject to Holroyd Council approval). Currently on the block is an original 2 bedroom fibro cottage in need of TLC offering potential rental income during the planning and approval stages. Dimensions are approximately 20.11 (frontage) by 60.96 (depth) making it an excellent proposition for the astute developer. Blocks of this size in this position are getting extremely rare.

**Price** : \$ 545,000  
**Land Size** : 1226 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/parramatta/girraween/residential/house/5877744>



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