

# 33 Fitzgerald Road, Ermington, NSW 2115

## House For Sale

Tuesday, 21 May 2024

33 Fitzgerald Road, Ermington, NSW 2115

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 930 m2**

**Type: House**



Ahmad Malas



Paul Tassone  
0422703092

## Auction

Perfectly positioned and boasting a 930m<sup>2</sup> block with a 15.2m frontage, The property offers endless possibilities as a development site (STCA) with CDC plans in what is fast becoming Sydney's new growth area. Don't miss out on this fantastic opportunity to secure a prime block of land in the perfect location with great city views. Comprising:- Levelled 930m<sup>2</sup> block with a 15.2m frontage (approx.)- CDC plans ready to be approved (request to see plans)- Prime duplex site (S.T.C.A) - 3 bedrooms (main with built-in robe) - Large modern kitchen with gas cooking, breakfast bar, dishwasher and eat-in meals area - Neat bathroom with separate bath and shower - 2 separate living areas plus separate dining room - Huge backyard complete with in-ground pool, covered entertaining area, established gardens & veggie patch - Tandem double lock up garage and carport - Internal laundry with 2nd toilet- Amazing views of the city CBD CDC Plans:- Over 930m<sup>2</sup> levelled block with over 15.2m frontage (No big trees)- CDC plans for x2 Architecturally designed 5 bedroom plus 4 bathroom duplexes with detached fully contained studios- Huge living area, large open plan living, upstairs rumpus, dining, great size kitchen & 1 duplex has an inground pool- 2 fully contained studios- Basement carpark- Separate driveways- Contact agent to view the plans Location:- 700m to cafes and parks- 4.4km to Top Ryde Shops- 7.2km to Parramatta CBD School Catchments:- Ermington Public School- Marsden High School Centrally located close to transport, shops, local schools and parklands. This home is a remarkable find and really does tick all the boxes. For more information please do not hesitate to contact Ahmad Malas 0420 880 510 or Paul Tassone 0422 703 092