

# 12 Marguerette Street, Ermington, NSW 2115



## House For Sale

Tuesday, 25 June 2024

12 Marguerette Street, Ermington, NSW 2115

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 600 m2**

**Type: House**



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## Contact Agent

This rare, corner parcel of land is an excellent opportunity to secure a property with so much potential in the popular riverside Ermington. Approximately 600.7sqm and high set, offering the potential to knock down and rebuild a detached duplex (subject to approval). In this highly sought after location, close to Ermington shops, schools, buses and waterside parklands with bike and walking trails you are guaranteed a great return on this project. Currently occupying the property is a neat 3 bedroom home that is currently leased. Unlock unlimited potential to knockdown/rebuild into a dream duplex (STCA). Enjoy easy links to both the Parramatta and Sydney CBDs, plus the convenience of walking distance to amenities. When planning your dream home, this block opens up limitless possibilities. It provides ample space to customise a residence perfectly suited to your lifestyle and preferences, whether you're envisioning a spacious family home or a savvy investment opportunity. This home is a remarkable find and really does tick all the boxes. "All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries"