

# 171 George Street, Parramatta, NSW 2150

**McGrath**

## House For Sale

Wednesday, 10 July 2024

171 George Street, Parramatta, NSW 2150

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1060 m2**

**Type: House**



Rowan Thredgold

0294077800

## **Auction**

Offered to the market for the first time in over 42 years, this highly sought and rarely found parcel of land offers immense potential development opportunities for the discerning developer or investor. This is one of the most prominent locations with re-development potential, bordering Parramatta's CBD. The original full brick 3 bedroom character home is not heritage listed and can be demolished (STCA). Adjacent to new Light Rail and within easy access to Rivercat Ferry Wharf, Rosehill Shopping Village, reputable schools, the new light rail (at doorstep), multiple bus stops, parks, river foreshore, Parramatta Westfield, Railway Station and main arterial roads including M4 motorway, James Ruse Dr and Parramatta Rd. It features:- Approx 1060m<sup>2</sup> block with 20.32m frontage- Ability to build up to 14m height - Recently re-zoned to R3 Medium Density in 2023- Flat parcel of land with minimal trees- Potential for multiple townhouses, duplex, duplex with granny flats, boarding house, childcare, new home or dual occupancy development (subject to council approval)- Approx 15 minute walk to Westfield Parramatta- Original 3 bedroom full brick home with character features including high ceilings, fireplaces, original floorboards & picture rails- Kitchen with gas cooking- Full size original bathroom- Formal lounge room & sunroom/dining room- Huge yard area with original garage- A once in a lifetime opportunity to secure one of Parramatta's last remaining under-developed blocks