

Sold

10,940 sqm  
approx

181m  
approx

211 Grange Ave, Marsden Park



## Massive development opportunity on a 1.1 hectare site

This is a Sydney investment opportunity not to be missed.

Sitting on a 1.1-hectare site, this property is nestled in the heart of Sydney's thriving northwest. The Marsden Park address is right next to the future shopping centre at the intersection of nearby South Street and Richmond Road, a stone's throw from Costco and just minutes from the Westlink M7.

Families are flocking to this area, and savvy developers will instantly see how this property's proximity to IKEA, Elara Village, Marsden Park Public School and the local business park provides the potential to create one of the district's most enviable boutique communities.

Take advantage of this one-of-a-kind opportunity and build quality homes that buyers will get excited about... or

1.10ha

Price SOLD for  
\$6,820,000

Property Type Residential

Property ID 15

Land Area 1.10 ha

### Agent Details

Kandi Chang - 61450175486

### Office Details

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Level 3 828 Pacific Hwy  
Gordon, NSW, 2072 Australia  
61450175486



wait and watch the value of your investment grow.



Your options to subdivide and build are almost endless. The site also sits on rich soil, giving you the potential to develop a nature-based tourist attraction.

Proudly presented to you by Maestro Property, this see-it-to-believe-it block is sure to be snapped up soon.

- 1.1 hectare block
- Close to everything
- Readymade investment opportunity, currently returning \$36,000 per year
- Endless development options
- High quality soil
- Mostly R3 zoning
- One freestanding property on the site

Please contact Kandi now on 0450 175 486 to arrange an inspection.

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