



22 Gammell St, Rydalmere, NSW 2116

Sold - \$1,370,000

House 2  1 



## REFURBISH OR REDEVELOP IN PRIME CENTRAL LOCATION

INSPECTIONS BY APPOINTMENT ONLY

Exceptional opportunity to refurbish or redevelop (STCA) on this elevated level parcel of land boasting endless possibilities:

- Blank canvas
- Located in the heart of the Rydalmere precinct in a quiet & tranquil street
- Site area: 520m2 approx.
- Zoning: R2
- 2 bedrooms
- 1 bathroom
- On-site parking
- Combined lounge / dining
- Functional kitchen with gas cooking
- Internal laundry
- Located close to all local schools, parks & shops, short drive to the Parramatta CBD
- Transport - 200m
- Village shops - 750m (including Woolworths)
- Ideal for renovators and first home buyers looking to transform this house into a family home
- Opportunity not to be missed in this sought after location

AUCTION LINK: <https://auctionnow.com.au/properties/72559#/>

DISCLAIMER: "All information contained herein is gathered from sources we believe to be reliable. However, R&W Parramatta cannot guarantee its accuracy and interested persons should rely on their own inquiries".

**\*\*COVID-19 RESTRICTIONS FOR PROPERTY INSPECTIONS: A MAXIMUM OF 1 PERSON INCLUDING THE REAL ESTATE AGENT IS PERMITTED INSIDE THE BUILDING AT ANY ONE TIME. SOCIAL DISTANCING OF 1.5M AT ALL TIMES SHOULD BE OBSERVED, ALONG WITH THE WEARING OF MASKS\*\***

### Listed By

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Open for Inspection

By Appointment.