



**13 Coffey Street ERMINGTON NSW**

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TAKE NOTE! Renovators, savvy investors, developers or those looking to build their dream home (STCA) can take advantage of the convenient, high position setting that this property offers.

**Land Size** : 651.3 sqm  
**View** : <https://www.awardgroup.com.au/sale/nsw/parramatta/ermington/residential/house/5230237>

Boasting great potential, this North facing property offers a chance to capitalise on stunning views of Sydney Olympic Park, district outlook and water glimpses. The existing home is a brick veneer structure with 2 bedrooms, dated bathroom, updated gas kitchen and a combined living area. Nestled on 651sqm of land with a 16.7m street frontage it oozes potential.

- Set in a blue ribbon locale
- Surrounded by many prestige new build homes and duplexes
- Would offer exceptional views from a second storey

