



## 52 Spurway Street ERMINGTON NSW

Attention all developers, new home builders and lovers of land!

On offer is a gently sloping vacant parcel of land, backing onto Eccles Park that has the potential for duplex development or to build your dream home with a massive back yard! \*(STCA)

The property sides onto Subiaco creek with a storm water junction pipe positioned adjacent to the front right hand side of the property. Parramatta council have indicated that all storm water plans should be designed for storm water to drain via this junction. Council are in the process of supplying an official RL build height to be adhered to with any future development. All documentation will be supplied once received in writing however all potential purchasers will be encouraged to complete their own research.

**Land Size** : 1100 sqm  
**View** : <https://www.awardgroup.com.au/sale/nsw/parramatta/ermington/residential/land/5230282>



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