



Professionals



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30 Hilder Road Ermington, NSW

2 1 2

SUPER SIZED SITE

Professionals Ermington have been given the opportunity to present to the market this special supersized site. When it comes to development sites why settle for 600m2 or 700m2. This one is perfectly positioned and boasting over 930m2 (approx.) of land, which will allow you a broad range of design possibilities for a free-standing trophy home or a stylish duplex plus granny flats (S.T.C.A) on the riverside of Ermington.

Key Features:

- Potential Duplex development plus granny flats (S.T.C.A)
- Potential for free standing home plus granny flats (S.T.C.A)
- Existing 2 bed home in rentable condition
- High Interim rent return of around \$600 per week
- Riverside of Ermington
- Close to Ermington shops, West Ryde shops & train station, Eastwood town centre, Carlingford court, Ryde Parramatta Golf Club, Meadowbank, with bus services to Sydney CBD & Parramatta CBD.

Price:

SUPER SALE STEPHEN



Stephen Breene

0413 546 713



Charlie Wu

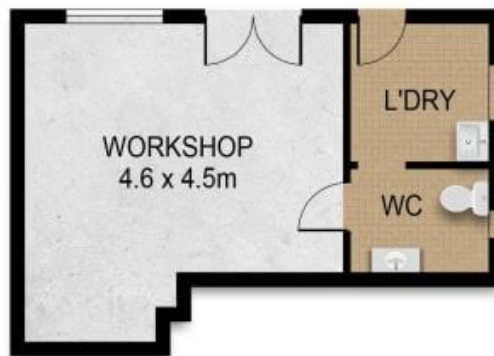
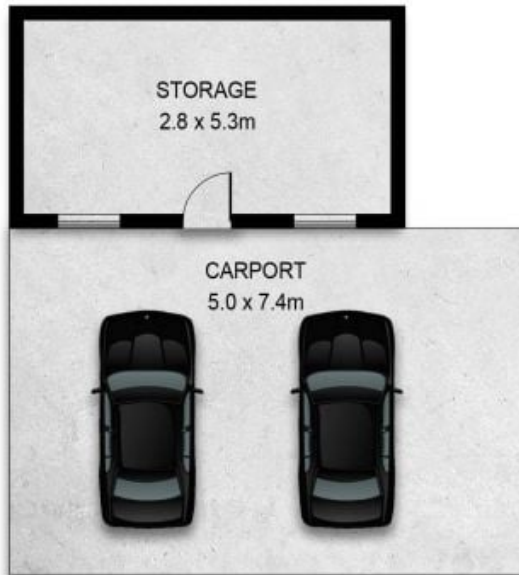
0491 781 656



GROUND FLOOR



SITE PLAN



LOWER GROUND FLOOR

30 HILDER ROAD, ERMINGTON

DISCLAIMER:

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.