



10 Cliff Road Epping, NSW

4 3 2

## Rare R4 Zoned Development Opportunity ? First Time Offered Since 1996

An exceptional opportunity presents itself with this once-in-a-generation landholding in one of Epping's most desirable and tightly held pockets. Offered for the first time in nearly 30 years, this expansive 1,055sqm (approx.) block with a wide 23-metre frontage boasts R4 High Density Residential zoning under Parramatta Council.



**Evonne Chen**

0449 601 108