



### 50-52 Gatton Street Parramatta Park QLD

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Up for sale is this large inner-city block suitable for development.

The property is 810m with a dual title, and 20 metre street frontage, and 41 metres deep.

This block has greater value than a normal property because of it's dual title. Getting a boundary alignment of the two lot is significantly cheaper than getting a single lot subdivided by Council.

The property is within the Parramatta Park character precinct, but is zoned for Low-Medium development. A Development Application would be made, and no guarantees are offered as to the property's ability to be developed.

Hurry, this one will go quickly, as inner-city block suitable for development are becoming scarce as Hen's teeth!

I will have several other dual title properties suitable for development coming on the market over the next few weeks.

**Price** : \$ 450,000

**Land Size** : 810 sqm

**View** : <https://www.purpleoak.com.au/sale/qld/cairn-s-district/parramatta-park/residential/house/5541631>