



**Marsden Park, NSW**  
 1054/ Clydsdale Estate Street

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 BED BATH CAR

**MOST AFFORDABLE EAST FACING LAND !!**

Tushar from Andrew Merton Real Estate is proud to present this rare opportunity to design & build a dream home for living or investment an executive estate. This is a registered 321 sqm block (approx.) in this Exclusive Clydsdale Estate.

**\$411,930 - Fixed Price**

**Contact:** Tushar Virmani  
 0402555161

**Type:** Land  
<https://www.andrewmerton.com.au>

\*\*\*\*\*REGISTRATION DUE IN 2 months approx.

Features include:

- Frontage: 10.7 m (approx.)
- Land Size: 324sqm (approx.)
- Levelled rectangular block of land
- Ideally located in a brand new area which constitutes new business park with Ikea, costco and Bunnings
- Highly desired suburb and minutes away from Schofields train station
- Within close proximity to the M7 and M4 motorways
- Future planned neighbourhood shopping centre and a public primary school

**Tushar Virmani**  
 0402555161

This quality 321 m2 (approx.) rectangle block of land will be a safe investment into the constantly growing real estate market of the local district. Perfectly positioned in a level location and set among st other