



## Marsden Park, NSW

91 & 95 Excelsior Avenue

**7** **3** **5**  
BED BATH CAR

### 21000SQM LAND

Michael Ciereszko of Andrew Merton Real Estate as the exclusive Agent is pleased to present via Expressions of Interest this rare Land bank opportunity. The amalgamated site has two separate titles and encompasses a prime corner position with enormous frontage along Excelsior Avenue and Fermoy Road Marsden Park. The combined land holding is approximately 5.4 ACRES over 21000 sqm of prime level land. The amalgamated site is currently zoned RU4 Primary production small lots and is marked R2 Low density residential on the Marsden Park North Draft exhibition map.

**Guide \$11,000,000 to \$12,000,000**

**Contact:** Michael Ciereszko  
0421825005

**Type:** Acreage/Semi-Rural

**Land:** 21000Square Metres

<https://www.andrewmerton.com.au>

For further information or an onsite inspection contact the exclusive selling Agent.

Michael Ciereszko

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0421825005