



**Rooty Hill, NSW**  
39 Derby Street

**0** BED **0** BATH **0** CAR

**PREMIUM DEVELOPMENT SITE OPPORTUNITY**  
**2100SQM**

Amazing opportunity to acquire this large block zoned R2 Low density residential. Seldom do blocks this size come on the market. Positioned in a quiet street and walking distance to Rooty hill train station, shops, medical centre and places of worship. The subject site is conveniently located with great access to arterial roads including M7 Motorway.

**FEATURES**

- Fibro cottage in fair condition
- Large level land approximately 2100 sqm2
- Big frontage approximately 30 metres
- Development Potential

**Auction Guide \$2.5M**

**Contact:** Michael Ciereszko  
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Andrew Merton  
04331 18560

**Type:** Land  
**Sold Date:** 18/08/2021  
**Land:** 2100Square Metres  
<https://www.andrewmerton.com.au>

**Michael Ciereszko** **Andrew Merton**  
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