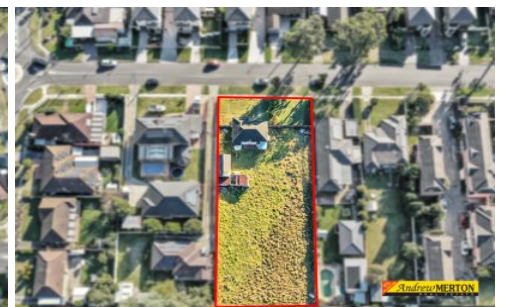


10%  
SELLING FEE  
GST

*Andrew* **MERTON**  
REAL ESTATE



### 39 Derby Street Rooty Hill NSW

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

**Type** : Land  
**Price** : \$ 2,450,000  
**Land Size** : 2100 sqm  
**View** : <https://www.andrewmerton.com.au/6466331>



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**Andrew Merton**  
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