

## 36 Calder Road Rydalmere NSW

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Potential, Potential, Potential...Development Opportunity (S.T.C.A)

Whether you're seeking your Forever Home, Renovation or Knock Down Rebuild Project, or full-scale Development Opportunity, this property oozes potential.

A boutique cottage on a substantial block with R2 zoning, this family property is offered for the first time in approx. 65 years and comes pre-loaded with an established small studio and substantial tandem garage, opening the door to endless opportunities for the visionary purchaser.

Family buyers will welcome the choice of three premium schools within 1km (one at your front door) with adjacent Bus Stops, and a nearby pocket of convenience shops. University of Western Sydney Campus is a few minutes

**Price** : \$ 1,500,000  
**Land Size** : 657.6 sqm  
**View** : <https://www.mypropertyepping.com.au/sale/nsw/parramatta/rydalmere/residential/house/7564455>

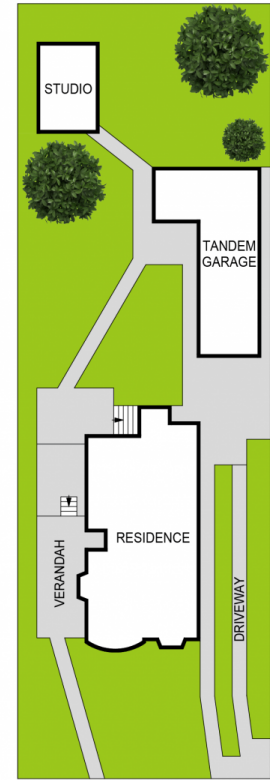
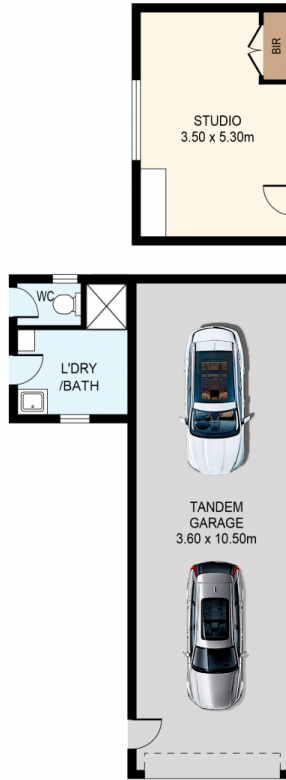
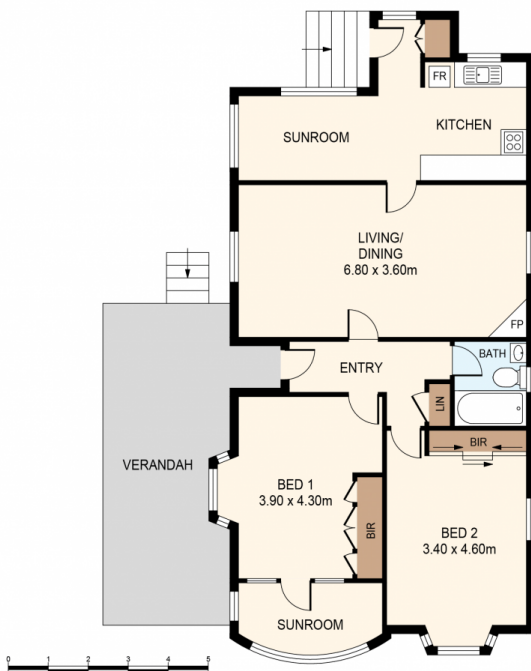


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ADDRESS:

36 CALDER ROAD, RYDALMERE