



**GRANVILLE**  
12 Marsden Street

712 sqm

4 

## Block of 4x2 BR Residential Units

### Auctioned

First time offered in over 50 years, Raine & Horne Commercial Parramatta is pleased to present to market a rare opportunity to secure a small residential block located on the fringe of Parramatta CBD.

12 Marsden Street has direct access to Parramatta CBD via Marsden Street and Church Street. In close proximity are major arterial roads such as Great Western Highway, M4 Western Motorway, Parramatta Road and James Ruse Drive.

The property also takes advantage of its proximity to Parramatta CBD, Westfield Parramatta, Parramatta Railway Station & Bus Interchange. The property also takes advantage of its close proximity to Westmead Health Precinct, Parramatta Leagues Club and Commbank Stadium. A bus stop is located on Church Street, which is approximately 600m from the property, taking you into the heart of Parramatta CBD.


Features include:


- Current Passing Income: \$80,600\* p.a

Property ID	L23955233
Property Type	Other
Building / Floor Area	712
Car Spaces	4
Land Area	712.0 sqm

### AGENT

**Duarte Figueira**

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 dfigueira@rhc.com.au

- Land Area: 712sqm\*
- One (1) Title
- 4 × 2 Bedroom units
- Onsite Parking
- Full Brick Construction
- Fully Leased

OPEN FOR INSPECTION will be held this Saturday from 10:30am to 11:00am

Auction Day Open for Inspection will be held 12:15pm to 12:45pm

For Sale via Auction – Saturday 9th September 2023 Onsite at 12:45pm

For further details please call the exclusive agents.

(\*approximate)

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