

**39 Hughes Avenue ERMINGTON NSW**

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Offered to market for the first time in 60 years and brimming with endless possibilities, this property is sure to catch the eye of buyers far and wide. The residence is perfectly nestled along a wide street and occupies an expansive 696sqm landholding, with features including a massive east-facing backyard, generous proportions and scope to enhance. The ideal knockdown/rebuild project (STCA) and boasting duplex potential, it is also ready to move straight into. With a stone’s throw from West Ryde shops and proximity to local schools, parks and transport, a handy locale completes the package.

**Land Size** : 696 sqm  
**View** : <https://www.prbrealestate.com.au/7135519>

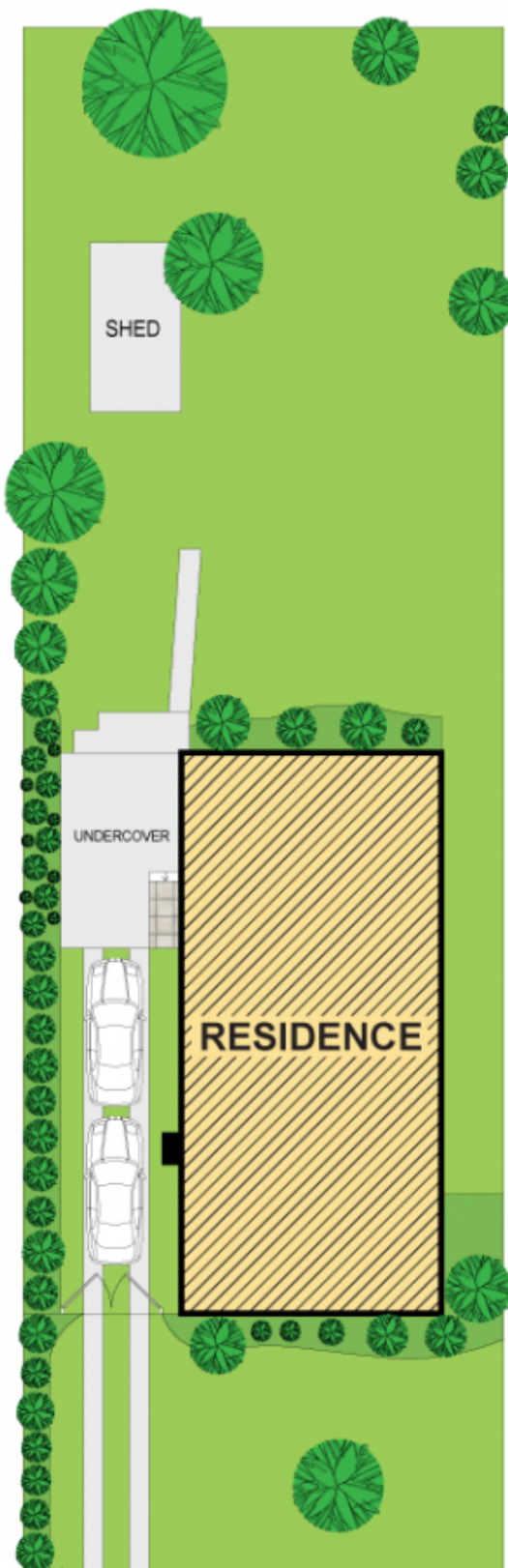


**Marcello Biviano**  
 02 9712 3938

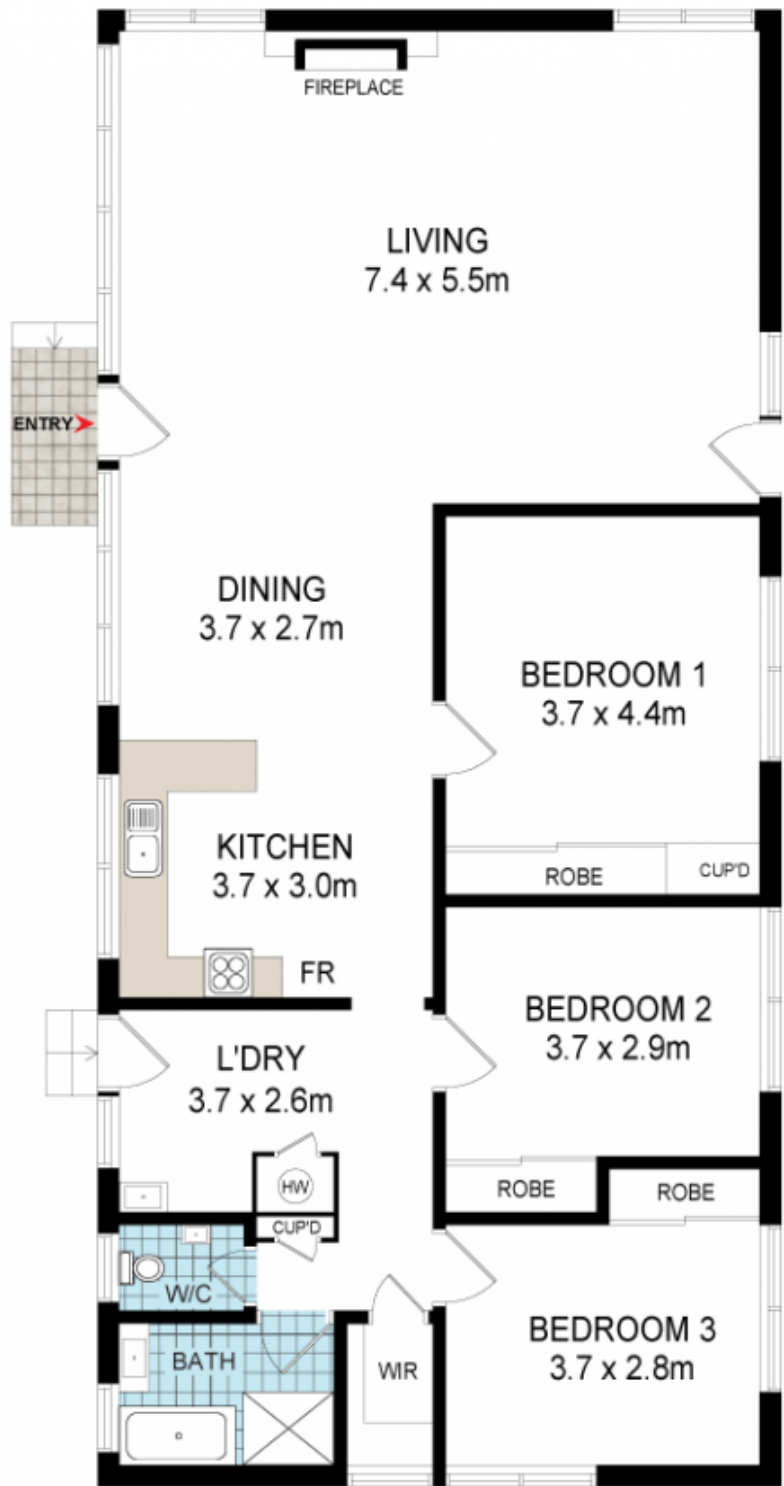


**Joe Rizzo**  
 02 9712 3938

- \* Tranquilly set within a riverside enclave, wide 15.24m frontage
- \* Huge family/lounge room enjoying ultra-peaceful yard outlook
- \* Ultra-deep and private sun-soaked garden basks in



**SITE PLAN (not to scale)**



## 39 HUGHES AVENUE, ERMINGTON



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