

1 Duke Street, Merrylands, NSW 2160



Sold House

Monday, 11 December 2023

1 Duke Street, Merrylands, NSW 2160

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 613 m2

Type: House



Ali Zavari

0419437575

\$1,500,000

SOLD BY STARR PARTNERS AUBURN. CALL 9749 4949 FOR A FREE MARKET UPDATE. Set on an extra-large 613 sqm property (approx.) with valuable wide street frontage, this home offers a brilliant entry opportunity for first home buyers and savvy investors alike. For the local property developer, the large block and wide frontage present an outstanding opportunity for detached duplex development, subject to council approval, in a blue-ribbon Hilltop location. Featuring: * Spacious 4-bedroom home* Clear land on the high side of the street* 600 meters to Merrylands West local shops and IGA* 500 meters to Hilltop Rd Public School* Bus transport on your doorstep for easy access to M4* 613 sqm with a wide 18.2 m frontage (approx.)* Ample off-street parking* Potential Rental Return: \$620 to \$650 per week Buyers can schedule viewings by calling the agent. This property represents a rare opportunity, combining size, location, and potential – don't miss out! DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Starr Partners Auburn makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, floorplans, maps and images are representative only, for marketing purposes.