

**110 John Street, Merrylands, NSW 2160**



**House For Sale**

Thursday, 13 June 2024

110 John Street, Merrylands, NSW 2160

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 727 m2**

**Type: House**



Matt Carpenter  
0297606666



Daniel Starr  
0297606666

## AUCTION

Centrally positioned with easy access to the shopping and business hubs of Merrylands, Granville and the Parramatta CBD, here is an exciting opportunity for developers with this large and flat 727.2 sqm property. Offering an existing four-bedroom family home presented in functional original condition, plus a large covered alfresco area on a big block, this property has fabulous duplex construction potential subject to council approval. Just 300 metres to bus transport, 650 metres to Granville TAFE and only three kilometres to the Parramatta CBD, here's a package offering significant growth potential with exciting return on investment possibilities. Enquire today.\* Enormous 727.2 sqm land size with 15.24 metre street frontage\* Existing 4-bedroom standalone home\* Separate lock-up garage with additional driveway parking\* Walk to transport, and Granville TAFE\* Easy access to Parramatta CBD, Granville and Merrylands\* Council: \$473pq | Water: \$193.33Pq | Land: 727.2sqm DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.