

12 Malvern Avenue, Merrylands, NSW 2160



Sold House

Sunday, 13 August 2023

12 Malvern Avenue, Merrylands, NSW 2160

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 834 m2

Type: House



Paulette Ghaleb

0296378555

\$1,382,000

Huge 834.7 SQM Approx. Block Plus Blue-Ribbon Location First time offered in over 73 years by the original and only owners, this mainly full brick residence is nestled in a highly desirable location within minutes' walk to railway station, shops, schools, and park. A once grand and dignified residence, 12 Malvern Ave, Merrylands is in mostly original condition, making it a fantastic opportunity for those with a knack for renovating and may wish to restore it back to its former glory. Occupying a large parcel of land - 834.7 sqm with 15.24 metre frontage (approx.), offering a multitude of possibilities including renovating to live in, knock down and build your dream home with room for pool and other extras or dual occupancy such as duplex or granny flat or both (subject to council approval). Homes like this are fast becoming scarce, this is a rare opportunity to secure a prime piece of real estate in the ever-growing Merrylands area. Notable features: * Large block - 834.7 sqm approx. (as per DP) * 15.24 metre frontage approx. * Zoned R2 Low Density * Sought after location * North Facing * Mainly full brick residence in original condition * Spacious interior layout * 4 bedrooms * Lounge plus separate family/living room * Neat kitchen & bathroom * Development potential - subject to council approval * Minutes' walk to Station, Shops, Schools & Park * Short drive to Parramatta CBD * Deceased estate - must be sold