

12 Shannon Avenue, Merrylands, NSW 2160



Sold House

Tuesday, 6 February 2024

12 Shannon Avenue, Merrylands, NSW 2160

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 556 m2

Type: House



Paulette Ghaleb

0296378555

\$1,415,000

Deceased Estate - MUST BE SOLD !Set in a popular Merrylands pocket and boasting a combination of both potential & convenience, this neat older style brick residence with northerly aspect and corner position, is nestled in a quiet street only a short stroll to Stockland Merrylands Shopping Centre, parks, Merrylands Swimming Centre, transport and other amenities. Set on a beautiful parcel of land - 556 sqm approx. (as per DP) with a huge 22.14 metre approx. frontage (including splay) offering scope to renovate the existing dwelling and live in, knock down and rebuild your dream home or develop a duplex or two detached homes (Subject to Council Approval)Notable features include: * First time offered in over 55 years* Owned and occupied by only one family* Neat brick home in popular locale* 3 bedrooms (main with built in robe)* Separate lounge * Family room/potential 4th Bedroom* Neat kitchen with adjoining dining area* Updated bathroom & two toilets* Ducted air condition and polished timber floors* Lock up garage* Carport/Covered entertaining area* Land Area - 556 sqm approx. (as per DP)* 22.149 metre frontage approx.* Corner position with north facing aspect* Development potential (subject to council approval)* Potential for duplex or two detached homes (subject to council approval)* Set within a short stroll to Stockland Merrylands Shopping Centre, Merrylands Swimming Centre, Parks, Transport and other amenities