

**130 Burnett Street, Merrylands, NSW 2160**



**House For Sale**

Tuesday, 11 June 2024

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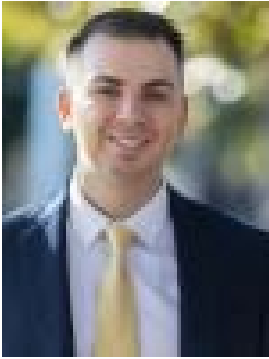
**Bedrooms: 3**

**Bathrooms: 1**

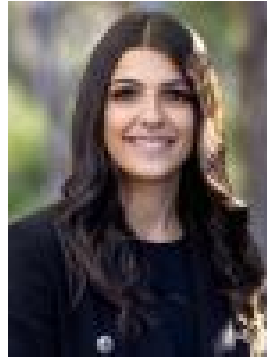
**Parkings: 3**

**Area: 682 m2**

**Type: House**



Peter Diamantidis  
0296234033



Amber Boumelhem  
0296234033

## JUST LISTED!

We are pleased to present 130 Burnett Street, Merrylands by award winning agent Peter Diamantidis. Exceptional opportunity to acquire this DA APPROVED to construct a two storey 10 room boarding house with above ground parking (No basement) or to purchase and build a duplex subject to approval. This 3 bedroom house is on 683sqm and is ready to be demolished by an experienced builder, developer or owner operator to capitalise on this unique offering. Located in the heart of Merrylands CBD, with access to Stockland mall within walking distance, restaurants, Parramatta Westfields just a stone throw away and educational facilities catering to all age groups. LAND DETAILS: DA Approved for 10 room boarding Site area 683 sqm Frontage of 15.24m Registered and paid storm water easement HOUSE DETAILS:- Older style 3 spacious bedrooms- Neat and tidy kitchen with ample cupboard space- Separate lounge and dining area- HUGE backyard with an undercover entertainment area- Currently tenanted returning \$500 per week For further information, please contact Peter Diamantidis 0404 051 702 or Amber Boumelhem 0452 669 516. Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.