

135 Woodville Road, Merrylands, NSW 2160



Sold House

Friday, 3 November 2023

135 Woodville Road, Merrylands, NSW 2160

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 594 m2

Type: House



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\$980,000

Set on an enormous 594.4 sqm parcel, here is an opportunity for the investor or extended family with an eye on the future with two separate dwellings on offer. The primary four-bedroom family home includes a gas kitchen with stone bench tops, neat bathroom, internal laundry plus a generous yard. As a bonus, the property includes a separate self-contained one-bedroom sleep-out with its own covered alfresco area which is conveniently situated at the rear of the property. With the bus stop at your door, you are 350 metres to Granville TAFE, 500 metres to school with easy access to Merrylands, Granville and the Parramatta CBD. The location is currently being proposed for future R4 higher density rezoning under the Woodville Road planning strategy which will allow for up to 1.4:1 FSR and 4 to 5 story height which makes this property potentially ideal for extensive future potential development. Start your investigations today.* 4-bedroom family home* Separate self-contained 1 bedroom sleep-out* Off-street parking for 4 or more cars* Walk to Granville TAFE, School and Transport* Large 594.4 sqm land size * Council: \$449pq | Water: \$195.46pq | Land: 594.4sqm **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.