

**177 Woodville Road, Merrylands, NSW 2160**



**House For Sale**

Monday, 29 April 2024

177 Woodville Road, Merrylands, NSW 2160

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 537 m2**

**Type: House**



Steve Oakley

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## Expression of Interest

Attention developers, investors, and savvy homebuyers! This exceptional property on 537.5m<sup>2</sup> presents a unique opportunity, with the neighboring property (179 Woodville Rd) also for sale. Combined, these properties offer an impressive approx 1081.37m<sup>2</sup> of corner block potential, boasting approx 21.94m<sup>2</sup> of street frontage (STCA). This prime position unlocks endless possibilities for future development, subject to council approval. But that's not all! The existing dwelling on 537.5m<sup>2</sup> is a dream come true for investors and owner-occupiers alike: Move-in ready: Featuring 4 bedrooms, a renovated kitchen, and polished floorboards throughout, there's not a cent to spend! Stellar income potential: Currently leased, this property offers immediate returns on your investment. Detached tandem garage: Provides ample storage space for vehicles or hobbies. Beyond the property, enjoy unbeatable convenience: Walkable lifestyle: Stroll to Merrylands Station, local shops, Granville Park, buses, and your favorite fast food restaurants (KFC, McDonald's, Hungry Jack's). Easy access to Parramatta CBD: Enjoy seamless connectivity to the heart of the city. This incredible opportunity won't last long! Contact us today to explore the possibilities and secure your future.