

# 179 Woodville Road, Merrylands, NSW 2160



## House For Sale

Tuesday, 30 April 2024

179 Woodville Road, Merrylands, NSW 2160

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 543 m2**

**Type: House**



Steve Oakley

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## Just Listed

Knock, Knock... Opportunity Awaits at 179 Woodville Rd (Approx 543.8m<sup>2</sup>)! Calling all developers, investors, and dream home seekers! This exceptional property on approx 543.8m<sup>2</sup> presents a unique opportunity, with the neighboring property (177 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 wait, there's more! The existing dwelling on 179 Woodville Rd offers immediate value: Move-in ready or rent-ready: Featuring 4 bedrooms, a renovated kitchen, and good presentation throughout, it's perfect for owner-occupiers or investors. Solid rental income: Currently leased, this property generates immediate returns on your investment. Beyond the property, enjoy a vibrant and convenient location: 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. Don't miss this incredible chance to secure a fantastic property with exceptional future potential! Contact us today to explore the possibilities and unlock your dream.