

38 Arcadia Street, Merrylands, NSW 2160



House For Sale

Monday, 15 April 2024

38 Arcadia Street, Merrylands, NSW 2160

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 404 m2

Type: House



Matt Carpenter
0297606666



Milad Chaar
0297606666

AUCTION

Here is an exciting opportunity for both developers and investors seeking a flat 404.6 sqm double lot property which has already been DA approved for duplex development. The very clean and liveable four-bedroom home has been freshly painted with polished timber flooring throughout making it available for immediate living or rental. The stand-alone residence includes an air-conditioned family room, well-presented gas kitchen with stainless steel oven, an internal laundry and two bathrooms including an ensuite off the oversized, air-conditioned master bedroom. This package is perfect for investors looking for an immediate rental income, or developers searching for a block that is already DA approved for the construction of two brand new homes. The supreme location is less than 100 metres to Arcadia Street Park, 350 metres to the fast T-Way bus for both Liverpool and Parramatta, 500 metres to Merrylands West shopping and only 500 metres walk to school. With easy access to Merrylands Park, Merrylands train station and the M4 motorway, this property and location has plenty of appeal. * DA approved 404.6 sqm double lot property* Well-presented 4-bedroom home* Drive through covered off-street parking* Walk to T-Way bus, school and shopping* Superior duplex development opportunity* Council: \$440pq | Water: \$193.33pq | Land: 404.6sqm 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.