

4 Rubina Street, Merrylands, NSW 2160



House For Sale

Friday, 22 December 2023

4 Rubina Street, Merrylands, NSW 2160

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 606 m2

Type: House



Joseph Shaoul
0297606666



Daniel Starr
0297606666

AUCTION

Here is a rare opportunity for developers looking for maximum return on investment with the potential to build three new homes subject to council approval. This rare triple-lot property sits on a large 606.9 sqm block in a sensational position just 100 metres to the bus stop, 650 metres to Merrylands West Shopping with several schools also within walking distance. The well-presented single-level brick home offers very comfortable living with a separate lounge and dining, a large timber kitchen adjoining the air-conditioned family room, three oversized bedrooms, two quality bathrooms, plus an elevated alfresco entertaining balcony overlooking the private yard. Inclusive of secure electronic shutters on all windows plus a large, separate double lock-up garage with loads of off-street parking space, the home and land will suit a wide variety of living and development desires with plenty of scope for growth. Express your interest today.* 606.9 sqm triple-lot property* Wide 18.288 metre street frontage* Well-presented 3-bedroom single-level brick home* Separate double lock-up garage* Walk to transport, park, shopping and school* Council: \$495pq | Water: \$195.46pq * Investors Note: Current Potential Rental Return \$730 - \$780 per weekDISCLAIMER: 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.