

45 Merrylands Road, Merrylands, NSW 2160



House For Sale

Wednesday, 17 April 2024

45 Merrylands Road, Merrylands, NSW 2160

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 524 m2

Type: House



Paulette Ghaleb

0296378555

AUCTION THIS SATURDAY

Superb Location Plus Loads of Potential..A prime real estate opportunity with loads of potential to offer, 45 Merrylands Road, Merrylands is nestled in a superb location only minutes' walk to most amenities. Offering a lovely open outlook overlooking Granville Park, the older style weatherboard residence is in neat condition and exudes loads of charm and character. Set within 400 metres to Merrylands Railway Station with R4 Zoning, for those with a knack for renovating, this old beauty may be a great project to work on and transform into a modern showpiece! Alternatively explore the development potential it has to offer for various development opportunities. An existing D.A Approval is in place for 17 units (includes the adjoining property at No-45) .Also selling separately is the adjoining property at 47 Merrylands Road, Merrylands which comprises of 752.5 sqm with 18.288 frontage (approx). Secure either one or both properties for a total combined land area of 1277.3 sqm with 31.09 metre frontage approx. Notable features include: * Well-presented weatherboard home * 3 bedrooms * Separate lounge room * Spacious living & dining area * Lovely timber floors * Double garage * Land area: 524.8 sqm approx. * Zoned R4 High Density * 400 metres approx. to Merrylands Station * Set within 900 metres approx. to Stockland Mall * Development Potential (subject to council approval)