

47 Merrylands Road, Merrylands, NSW 2160



House For Sale

Wednesday, 17 April 2024

47 Merrylands Road, Merrylands, NSW 2160

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 752 m2

Type: House



Paulette Ghaleb

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Auction

Nestled within 400 metres to Merrylands Railway Station & Shops with a lovely outlook to Granville Park, 47 Merrylands Road, Merrylands is zoned R4 High Density and offers an array of possibilities which present a superb opportunity for developers, home buyers, investors, community/religious groups, or childcare centre operators alike. Existing D.A Approval in place for 17 units (includes the adjoining property at No-45) with a multitude of other various development opportunities including residential homes, childcare centre, boarding houses, community facilities, place of public worship, multi dwelling houses plus more (subject to council approval). Notable features include: * Spacious older style home * 3 bedrooms * Large living room * Eat in kitchen * Set within 400 metres approx. to Merrylands Station * 900 metres approx. to Stockland Mall * Zoned R4 High Density * Land area - 752.5 sqm approx. (as per DP) * Frontage - 18.288 metre frontage approx. * Existing D.A Approval in place for 17 units (including adjoining property -No 45) * Offers a multitude of other various development opportunities including, childcare centre, boarding houses, community facilities, place of public worship, multi dwelling houses plus more (subject to council approval). Also being offered for sale is the adjoining property at 45 Merrylands Road, Merrylands. Total combined land area 1277.3 sqm with 31.09 metre frontage approx. Secure one or both properties, the choice is yours!