

**59 Mary Street, Merrylands, NSW 2160**



**Sold House**

Monday, 14 August 2023

59 Mary Street, Merrylands, NSW 2160

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 714 m2**

**Type: House**



Matt Carpenter  
0297606666



Daniel Starr  
0297606666

**\$1,380,000**

Offered for sale for the first time by the original owners, here is a fantastic opportunity for developers, home builders and renovators to secure an extra-large block with plenty of future upside. The free-standing three-bedroom residence is presented in original condition with separate lounge and dining, charming solid timber doors, trim and skirting throughout as a fabulous template for a full makeover. The large block presents perfectly for those looking for the necessary space to knock down and build the brand new home of their dreams, or developers considering duplex construction subject to council approval (STCA). Walk to school, Guildford Park and Guildford train station and shopping with easy access to Merrylands shopping and station from this central position.\* Large 714.5 sqm land size\* 15.24 metre street frontage\* Original 3-bedroom stand-alone residence\* Duplex development potential (STCA)\* Close to shopping, transport, park and school\* Council: \$503pq | Water: \$179pq | Land: 714.5sqm 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.