

**62 Mary Street, Merrylands, NSW 2160**



**Sold House**

Wednesday, 18 October 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 714 m2**

**Type: House**



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**\$1,462,888**

Ideally positioned on a high set 714.5sqm parcel, here is a wonderful opportunity for developers, home builders, renovators and home buyers looking for extra space. The neat and clean four-bedroom family home has plenty of charm with polished timber floors and ornate ceilings, and is ready for immediate living or rental with a floorplan that will suit a number of needs. All bedrooms include built-in robes plus there is a separate lounge, eat-in kitchen, and an additional rear-set living area with second kitchen, bedroom and bathroom that can be utilised as a self-contained living space. With plenty of off-street parking, a generous covered entertaining area and ample yard with garden shed, there is loads of opportunity subject to council approval including granny flat addition or potential duplex development. Walk to bus transport and Holroyd Private Hospital with easy access to local schools, shopping and train station.\* Large 714.5sqm land size, 15.24m metre frontage\* Well-presented 4-bedroom family home\* 2 bathrooms and 2 kitchens\* Lock-up garage, carport plus driveway parking\* Spacious yard with covered alfresco entertaining\* Council: \$435pq | Water: \$195.46pq \* Investors Note: Potential rental return \$700 - \$750 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.