

**8 Josephine Street, Merrylands, NSW 2160**



**Sold House**

Friday, 16 February 2024

8 Josephine Street, Merrylands, NSW 2160

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 556 m2**

**Type: House**



Paulette Ghaleb  
0296378555

**\$1,110,000**

Selling Mainly for Land Value - 16.10 Metre Frontage Approx. Nestled in a quiet street within minutes' walk to schools, bus transport and other amenities, this spacious home desperately needs the kiss of life and is waiting to be transformed into a modern showpiece. For those with a knack for renovating, 8 Josephine Street, Merrylands West, is a fantastic opportunity to add your own taste and style and convert the residence to a place you will be proud to call home. Alternatively, if you are seeking a parcel of land to build your dream home or that may provide potential for dual occupancy development (subject to council approval) this property may be ideal. Notable features include: \* Spacious Home in Need of TLC \* 4 Bedrooms \* Separate Lounge & Dining Area \* Total Land Area: 556 sqm Approx (as per DP) \* Wide 16.104 Metre Frontage Approx \* Development Potential (subject to council approval) \* Renovate and Live In \* Knock Down and Build Your Dream Home (subject to council approval) \* 500 metres approx. to Sherwood Grange Primary School \* Set within 800 metres approx. to Cerdon College and Merrylands High Public School \* Easy reach to Bus Transport and Local Shops