

# 8 Webb Street, Merrylands, NSW 2160

## House For Sale

Friday, 3 May 2024

8 Webb Street, Merrylands, NSW 2160

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 697 m2**

**Type: House**



Eddie Bechara  
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## **Auction Saturday 25 May @ 2pm**

Proudly introduce this cherished family home, sitting on approximately 697sqm of prime real estate in the heart of Merrylands. Boasting an enviable location, this residence offers unparalleled convenience, with popular schools, shops, and public transport all within arm's reach. Nestled in a desired area renowned for its exclusivity, this expansive plot of land promises endless possibilities. Whether you're envisioning your dream home, or seeking a lucrative development opportunity, this is the canvas upon which to bring your ambitions to life. Features include:- Lounge & separate dining - Large kitchen & bathroom- 3 bedrooms, all with built-in wardrobes- Expansive block of 696.77sqm Approx. (as per DP) \* 15.24m frontage Approx.- High side of the street- Development potential (Subject to Council Approval)- 2.2km approx. to Stockland Mall Merrylands- 2.8km Approx. to Merrylands Railway Station- 2.8km to Westfield Parramatta Don't let this chance slip away-step into the warmth and comfort of your future home. Welcome to your new beginning. Hunters Agency & Co believe that the information contained herein is gathered from sources such as Principal/vendors & their legal representatives which we deem to be reliable. All lot sizes/measurements are approximate; the website may have filtered the property into a price bracket for website functionality purposes. However, no representation or warranties of any nature whatsoever are given, intended or implied Any interested parties should rely on their own inquiries. Intending purchasers should seek legal & accounting advice before entering into any contract of purchase.