

**9 Kenyons Road, Merrylands, NSW 2160**



**Sold House**

Monday, 14 August 2023

9 Kenyons Road, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 618 m2**

**Type: House**



Paulette Ghaleb  
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**\$1,050,000**

Deceased Estate - Must Be Sold Selling at land value, this older style clad home occupies a good size parcel of land with superb 17.26 metre frontage (approx.) and R3 Medium Density Zoning. The residence desperately needs the kiss of life, but for those with a knack for renovating, this old beauty may be a great project to work on and transform into a modern showpiece! Alternatively knock down and build that dream home you have always wanted or explore the development potential it may have to offer for various developments including duplex (subject to council approval of course). Notable features include: \* Land Area: 618.4 sqm (by calculation as per Identification Survey) \* Wide - 17.26 metre approx. frontage \* Zoned R3 Medium Density \* Development potential (subject to council approval) \* Two bedrooms \* Set within easy reach to most amenities including Schools, Transport, Shops & Parks \* Minutes' drive to Parramatta CBD and M4 access \* Renovate & live in or knock down and rebuild (subject to council approval)