

# 2 Cambridge Street, Merrylands, NSW, 2160



## House For Sale

Wednesday, 2 October 2024

2 Cambridge Street, Merrylands, NSW, 2160

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Matt Carpenter  
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## **B6 - ENTERPRISE CORRIDOR DEVELOPMENT SITE**

This is an extremely rare opportunity to secure a first class B6 enterprise corridor 2080sqm development site. Currently comprising four separate dwellings with four potential rental incomes, there are any number of possible futures available to the serious developer. The recently expired DA included a sizeable development comprising 42 residential and 6 commercial units. Here is a rare opportunity to make a significant impact on the Merrylands Road streetscape in an opportunity which is unlikely to be seen again in such a premium position.

- \* Total land area of 2080sqm
- \* Comprising 4 existing properties
- \* B6 zoning with an FSR of 2:1
- \* Height limit of 17 metres
- \* Premium Merrylands Road position

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.