

**22 Elsinore Street, Merrylands, NSW, 2160**



**House For Sale**

Saturday, 5 October 2024

22 Elsinore Street, Merrylands, NSW, 2160

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Perfect 696.77m2 Block! Zoned R3 in Sought After Merrylands!

OPEN FOR INSPECTION SATURDAY 12TH OF OCTOBER 2024 FROM 2:30 PM TO 3:00 PM

Roy Amery & Melissa Pavleska of Richardson & Wrench Real Estate are proud to present this well cared for and loved family home (first time offered since 1956) with a wide frontage of approx. 15 metres on 696.77m2 and easement free block of land falling from the back to the front of the block, this property has plenty of potential with it also being Zoned R3 Medium Density in the very sought after pocket of Merrylands. This charming house has three bedrooms, tiled roof with plenty of natural light, the kitchen and bathroom are in quite good condition and there is room for several cars or even a caravan or boat on the other side of the house leading to the single lock up garage. Located only minutes away from all amenities including Stockland Mall, Merrylands Railway Station, Local Schools, Parks and Public Transport, this home has an abundance of potential to develop straight away (Subject To Council Approval) or an investor looking for a fantastic investment for the future. Homes like these do not come along often, so be quick!

### Featuring:

- \* 3 Bedroom home in sought after location (Zoned R3 Medium Density)
- \* Approx 15.24 metre frontage
- \* Split air-conditioning, alarm system, high ceilings and decorative cornices
- \* Separate lounge area
- \* Well-appointed kitchen with eat in dining and plenty of cupboard space
- \* Updated bathroom
- \* 2nd toilet in laundry
- \* Single lock up garage and garden shed
- \* Side access to beautiful block of land
- \* 696.77m2 block of land

Auction Details: To be Auctioned: On-Site Saturday 2nd November at 2:30PM.

Please call Roy Amery & Melissa Pavleska from Richardson & Wrench Real Estate on 0414 672 497 for further information.