



108 John Street, Merrylands

Prime Location —Walk to station

Positioned in a highly convenient pocket of Merrylands, just a short walk to Merrylands Railway Station, sitting on approximately 724.66sqm with a 15.24m frontage, the property is offered primarily for its land value and future potential. Whether you're looking to build your dream home, explore duplex potential or renovate the existing residence, the possibilities are excellent, subject to council approval.

Property highlights:

- Three bedrooms one with built ins
- Combined living & dining area
- Spacious Kitchen
- Internal laundry, separate bathroom
- Close to Granville TAFE and Stockland Merrylands
- Short walk to Merrylands Railway Station
- Easy access to M4 Motorway and major arterial roads
- Potential for duplex development, subject to council approval

Secure a substantial parcel of land in a well-connected Merrylands location with excellent future potential.

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.

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AUCTION

Sat 5th Sep @ 2:30PM

VIEW

Sat 15th Aug @ 1:30PM - 2:00PM

AGENTS

Fred Nazari
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fred.nazari@ljhooker.com.au

AGENCY

LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



MORE DETAILS

Property ID	2HE3F9E
Property Type	House
Land Area	724.66 m2

Fred Nazari 0451 919 640

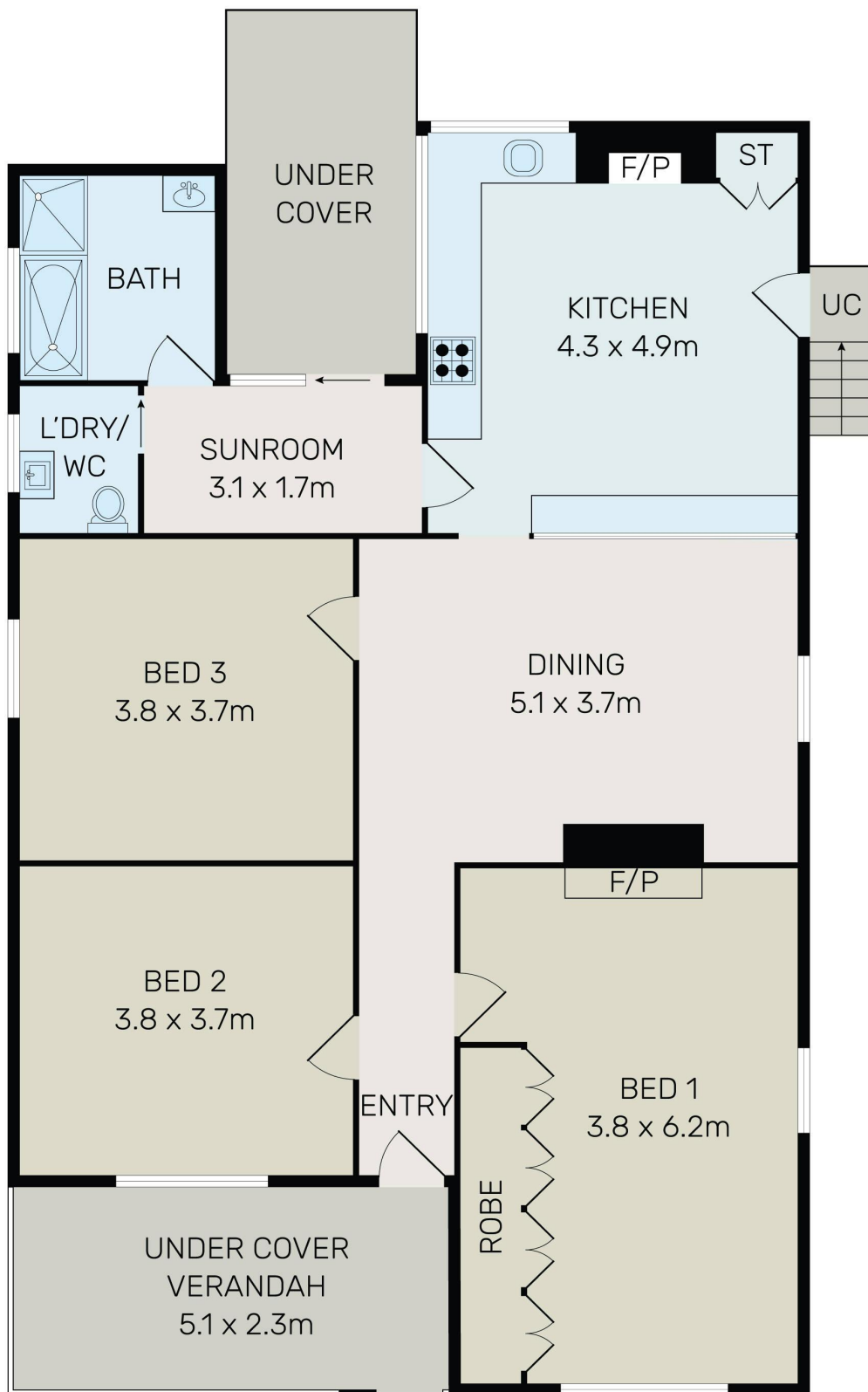
Area Specialist | fred.nazari@ljhooker.com.au

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