



## Merrylands, 11 Clarence Street

SOLD AT AUCTION By Paulette Ghaleb 0408 888 810

Rare Opportunity - Blue Ribbon Location Plus Huge 20.13 Metre Approx. Frontage

Behind the charming facade of this classic full brick bungalow, is a perfect blend of charm and character combined with modern-day convenience, that help create a warm and inviting ambience for a comfortable lifestyle.

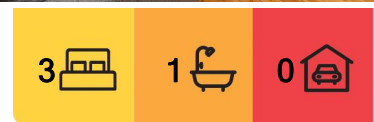
Set in one of Merrylands most desirable locations within easy reach to most amenities, 11 Clarence Street, Merrylands is a fantastic choice for home buyers, developers, or investors alike.

Nestled on a superb parcel of land - 771.4 sqm approx. (as per DP) which boasts a very wide 20.13 metre (approx.) street frontage, offering scope for future development including two detached dwellings (subject to council approval).

Notable features include -



**Disclaimer:** 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.



**For Sale**  
\$1,810,000

**View**  
[ljhooker.com.au/2F3PF9E](http://ljhooker.com.au/2F3PF9E)

**Contact**  
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**(02) 9637 8555**

- \* Well Presented Full Brick Bungalow Home
- \* 3 Bedrooms
- \* Lounge With Decorative Fireplace
- \* Renovated Kitchen & Bathroom
- \* Dining Area off the Kitchen
- \* High Ornate Ceilings Plus Timber Floor Boards
- \* Covered Outdoor Entertaining Area
- \* Superb Parcel of Land - 771.4 sqm Approx. (as per DP)
- \* 20.13 Metre Frontage Approx.
- \* Zoned R2 Low Density
- \* Development Potential (Subject to Council Approval)
- \* Potential for Duplex or Two Detached Dwellings (Subject to Council Approval)
- \* 850 Metres Approx. to Stockland Mall Merrylands
- \* 1.1 Kilometres Approx. to Railway Station
- \* Parks, Schools and Bus Transport Also Nearby

This property is a rare offering, homes like this are fast becoming scarce.

## More About this Property

<b>Property ID</b>	2F3PF9E
<b>Property Type</b>	House
<b>Land Area</b>	771.4 m <sup>2</sup>
<b>Including</b>	Toilets (2) Built-in-Robes Close to Shops Close to Transport

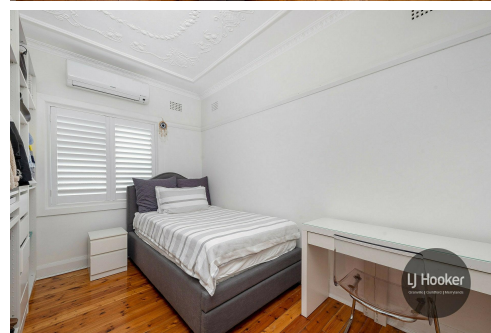
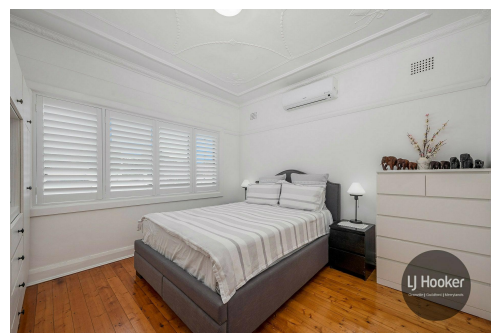
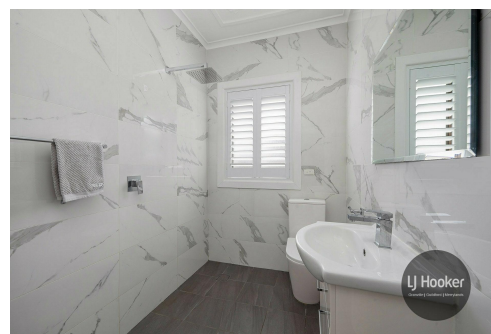
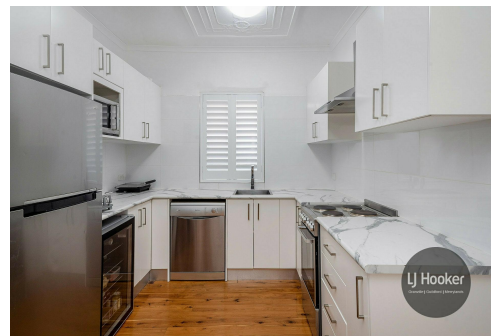
**Paulette Ghaleb 0408 888 810**

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42 South Street, GRANVILLE NSW 2142

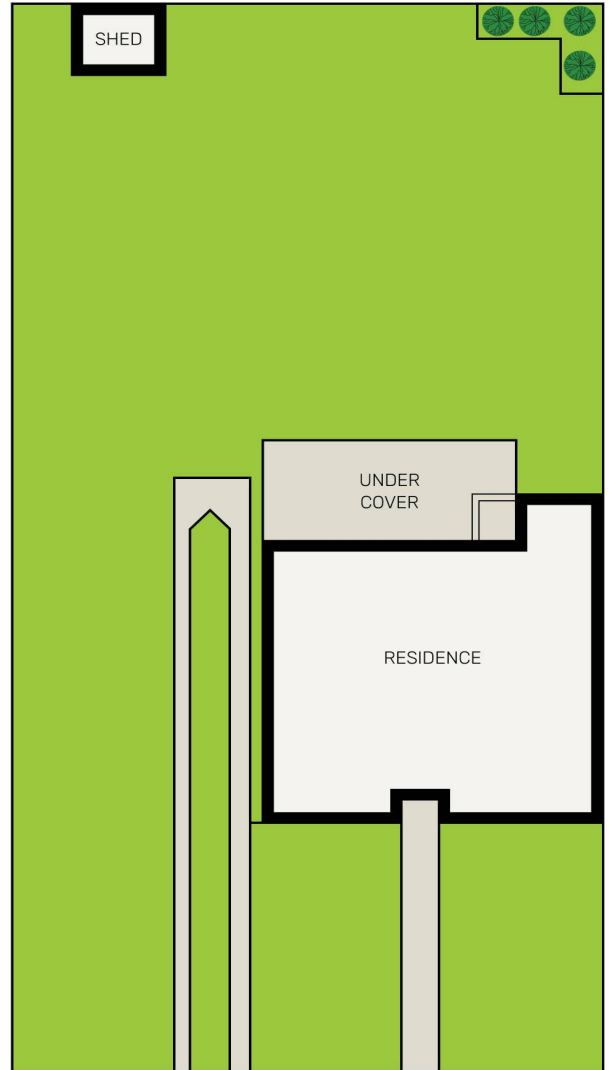
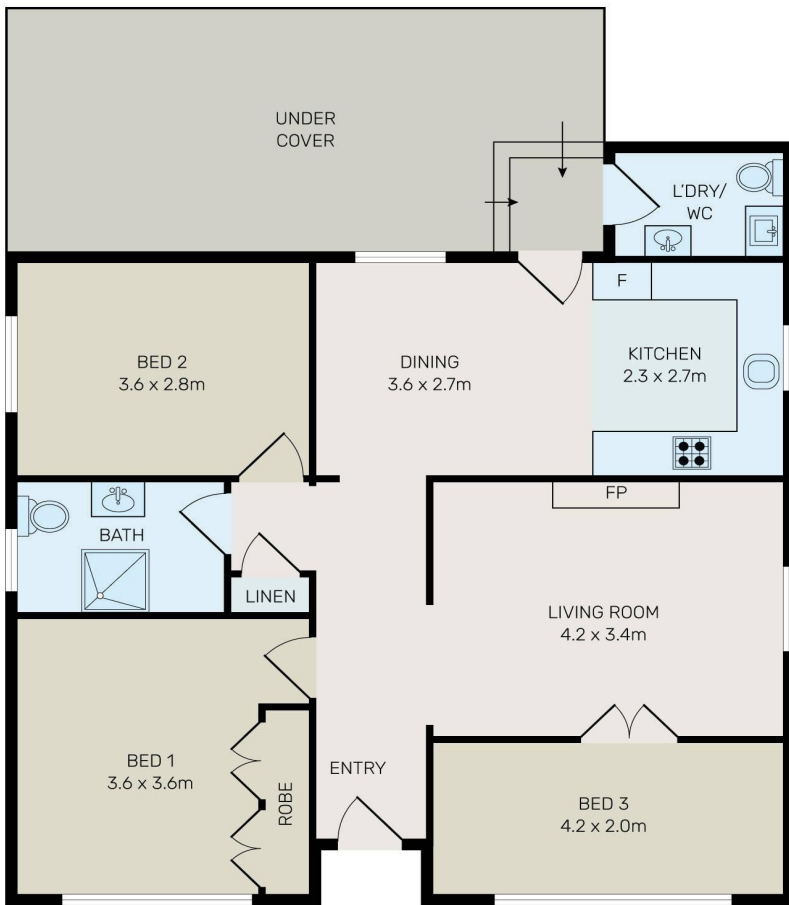
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