



12 Locksley Avenue, Merrylands

## North Facing Full Brick Home in Blue Ribbon Location

Offered to the market for the first time in over 50 years, 12 Locksley Avenue presents a rare opportunity to secure a neat full brick home in one of Merrylands' most sought-after pockets.

Set on a superb 600.7sqm parcel of land (approx. as per DP) with a wide 15.24m frontage (approx.), this much-loved family residence offers immediate comfort with outstanding future potential, including scope for dual occupancy or redevelopment (Subject to Council Approval).

Neatly presented, the home features a generous and practical floorplan designed for comfortable living.

### Property Features:

- First time offered in over 50 years
- Full brick construction
- North-facing aspect
- 2 well-proportioned bedrooms
- Formal lounge or optional third bedroom
- Separate living room
- Neat kitchen with gas cooking

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.

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### AUCTION

Sat 14th Mar @ 3:30PM

### VIEW

Sat 21st Feb @ 12:30PM - 1:00PM

### AGENTS

Paulette Ghaleb  
0408 888 810  
paulette.ghaleb@ljhooker.com.au

### AGENCY

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



- Dining area adjoining the kitchen
- Updated bathroom
- Huge covered outdoor entertaining area
- Carport and lock-up garage
- Expansive 600.7sqm block (approx. as per DP)
- Wide 15.24m frontage (approx.)
- Development potential (Subject to Council Approval)
- Short stroll to Granville Park and local amenities
- Approximately 550m to Merrylands Railway Station

Positioned within easy reach of schools, parks, transport and shopping, this is a rare offering in a tightly held pocket where opportunities are becoming increasingly scarce.

Whether you're looking to move straight in, renovate, rebuild or invest, this property offers flexibility and long-term upside in a premium location.

An ideal prospect for families, investors, builders and developers alike.

Enquire today to secure your future in this blue-ribbon location.

## MORE DETAILS

Property ID	2GSSF9E
Property Type	House
Land Area	600.7 m2
Including	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

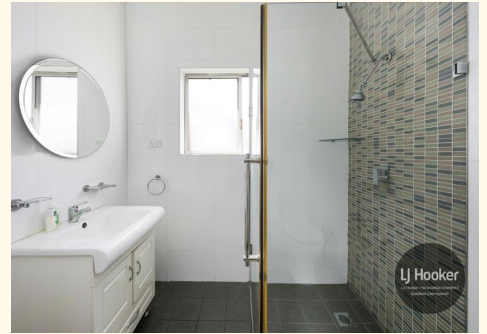
**Paulette Ghaleb 0408 888 810**

Area Specialist | [paulette.ghaleb@ljhooker.com.au](mailto:paulette.ghaleb@ljhooker.com.au)

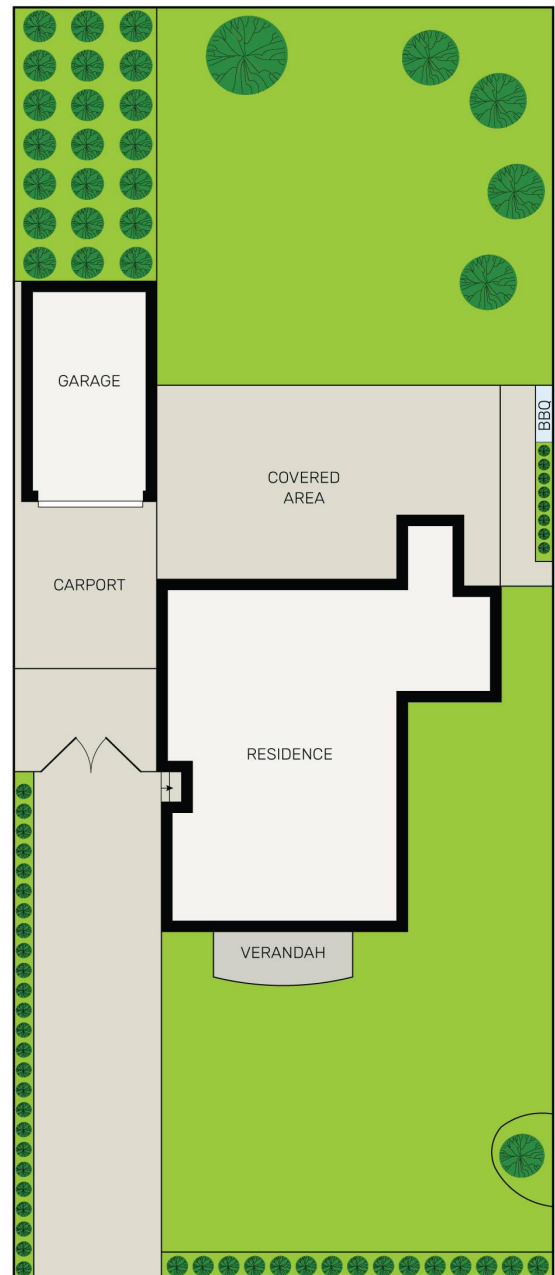
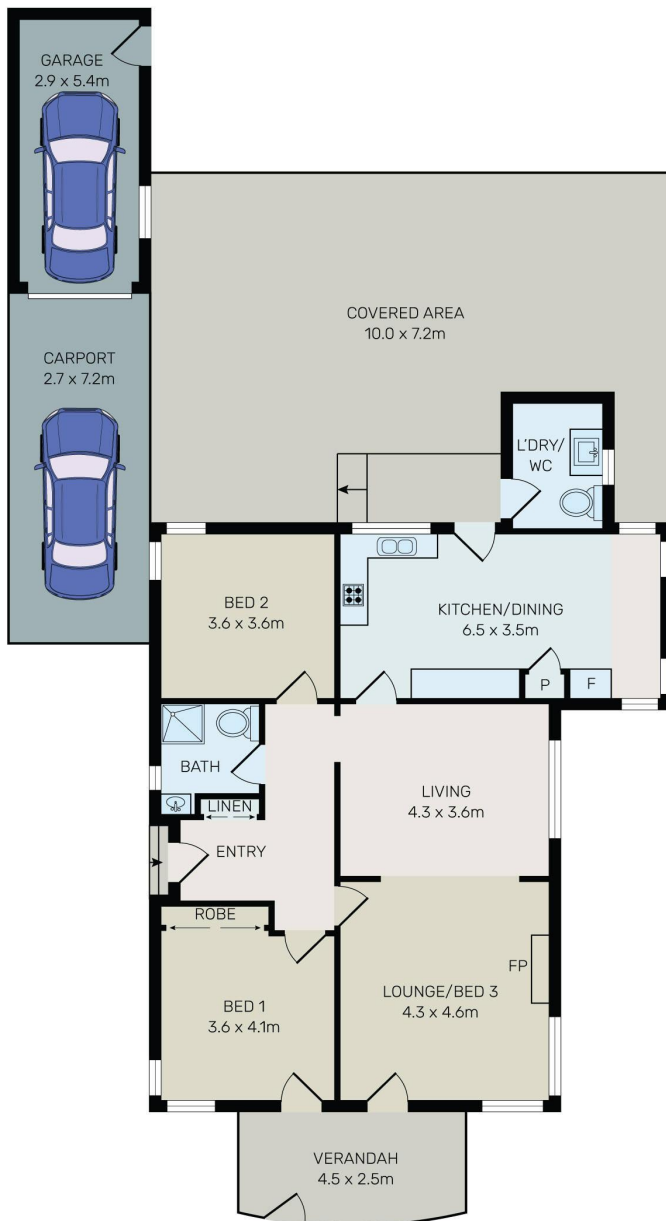
**LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555**

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