

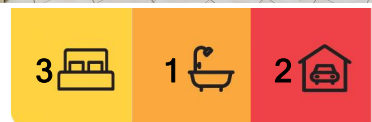
Merrylands, 12 Shannon Avenue

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

Deceased Estate - MUST BE SOLD !

Set in a popular Merrylands pocket and boasting a combination of both potential & convenience, this neat older style brick residence with northerly aspect and corner position, is nestled in a quiet street only a short stroll to Stockland Merrylands Shopping Centre, parks, Merrylands Swimming Centre, transport and other amenities.

Set on a beautiful parcel of land - 556 sqm approx. (as per DP) with a huge 22.14 metre approx. frontage (including splay) offering scope to renovate the existing dwelling and live in, knock down and rebuild your dream home or develop a duplex or two detached homes (Subject to Council Approval)



For Sale

\$1,415,000

View

ljhooker.com.au/2EBQF9E

Contact

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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.

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Notable features include:

- * First time offered in over 55 years
- * Owned and occupied by only one family
- * Neat brick home in popular locale
- * 3 bedrooms (main with built in robe)
- * Separate lounge
- * Family room/potential 4th Bedroom
- * Neat kitchen with adjoining dining area
- * Updated bathroom & two toilets
- * Ducted air condition and polished timber floors
- * Lock up garage
- * Carport/Covered entertaining area
- * Land Area - 556 sqm approx. (as per DP)
- * 22.149 metre frontage approx.
- * Corner position with north facing aspect
- * Development potential (subject to council approval)
- * Potential for duplex or two detached homes (subject to council approval)
- * Set within a short stroll to Stockland Merrylands Shopping Centre, Merrylands Swimming Centre, Parks, Transport and other amenities

More About this Property

Property ID	2EBQF9E
Property Type	House
Land Area	556 m²
Including	Air Conditioning Toilets (2) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

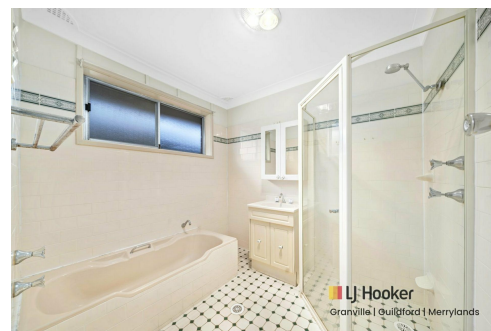
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DISCLAIMER: No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.

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