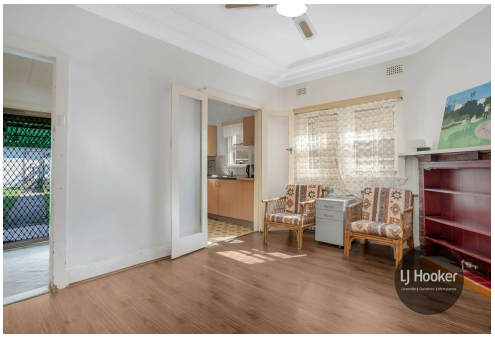








Merrylands, 12 St Ann Street

SOLD AT AUCTION by Soon 0420 966 377 & Fred 0469 765 033

3 | 1 | 3

For Sale
$1,765,000

View
ljhooker.com.au/2F29F9E

Contact
Soon Tee
0420 966 377
Soon.Tee@ljhooker.com.au
Fred Nazari
0451 919 640
fred.nazari@ljhooker.com.au

Corner Block - DA approval for 3x two story - Walk to station

This is a rare opportunity to purchase this sensational development corner block R3 zoning on a 701.9sqm with 15.24m frontage plus DA approval for 3x two story attached homes. This neat and tidy 3 bedroom clad home is positioned in a convenient blue ribbon location only minutes walk to numerous schools, Stockland Shopping Centre, Merrylands Station and an easy access to Parramatta CBD, M4 motorway to Sydney CBD and the Blue Mountains. This property would make a perfect family home, development opportunity DA approval for 3x two story attached homes.

Features include:

* 3 great sized bedrooms

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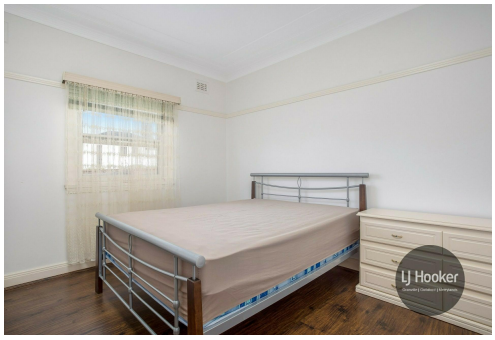
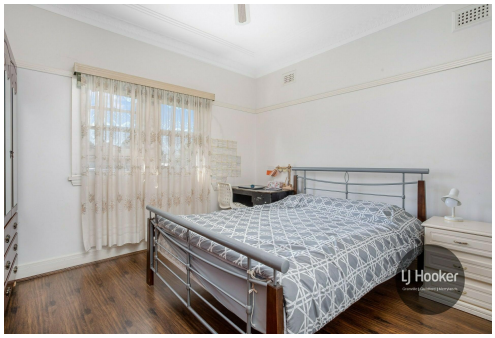
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Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

* Original Gas Cooking kitchen
* Separate living and dining
* Tile bathroom
* External laundry plus separate toilet
* Separate lock up garage and carport with side street access
* 701.9sqm corner block with R3 zoning
* No easement completely clear corner block
* Close to school, Merrylands Stockland, Merrylands Train Station.

DA link
https://cumberland-eplanning.t1cloud.com/Mobile/XC.Track/SearchApplication.aspx?id=139934

Don't miss out. Contact me for more information or to inspect the property.



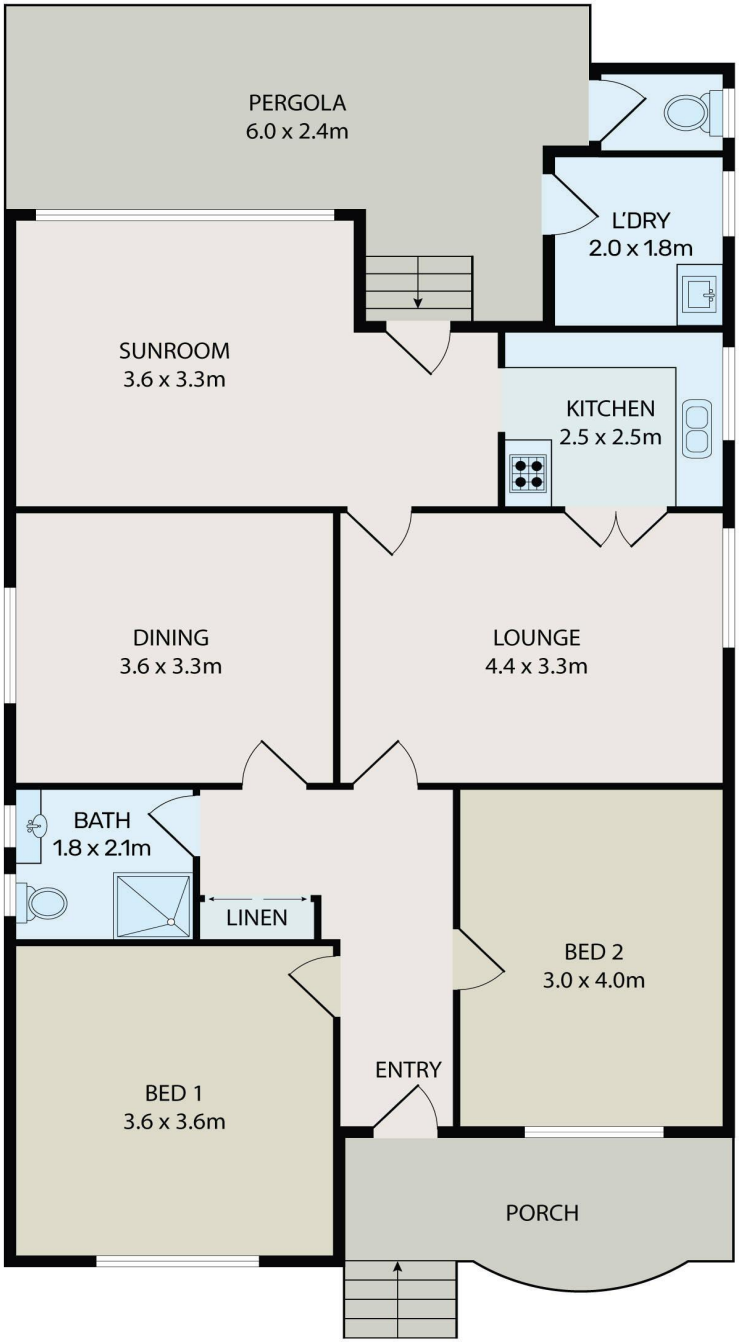

More About this Property

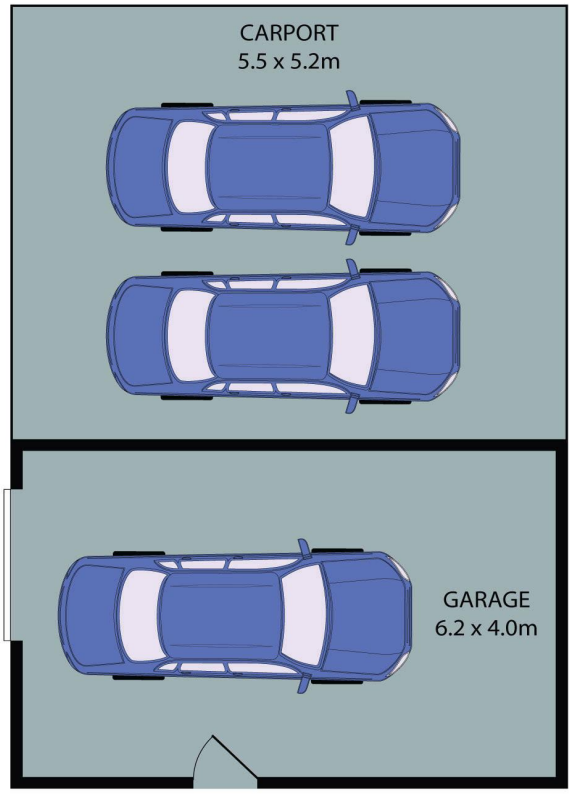
Property ID	2F29F9E
Property Type	House
Land Area	701.9 m²

Soon Tee 0420 966 377
Area Specialist | Soon.Tee@ljhooker.com.au
Fred Nazari 0451 919 640
Sales Associate | fred.nazari@ljhooker.com.au

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