



22 Serpentine Street, Merrylands

First time offered in 40 years!

Located in a well-regarded, quiet residential street in Merrylands West, we are proudly offering this beautiful family home that also boasts of significant redevelopment potential.

Surrounded by manicured gardens, lovingly maintained by the family, the decision has been made to downsize - this cherished home is ready to welcome its next chapter.




Conveniently located only meters from Merrylands West shops, bus stops, primary and high schools, clubs and ample surrounding parks/sports grounds including the Central Gardens Nature Reserve.

Great size block and frontage with scope to further enhance, extend or explore duplex/dual occupancy potential.

Detached or attached dual occupancy development potential: subject to approvals

Features include:

- 3 bedrooms, 1.5 bathrooms, tandem carport
- Separate living, dining, study and rumpus room
- Floorboards and carpets throughout
- Updated gas kitchen with functional layout and storage

3  1  2 

AUCTION

Sat 18th Apr @ 12:30PM

VIEW

Sat 11th Apr @ 12:00PM - 12:30PM

AGENTS

Steven Khawam
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AGENCY

LJ Hooker Parramatta | Granville |
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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.

 **LJ Hooker**

- Large, separate rumpus/family room of approximately 36m²
- Internal laundry with additional toilet
- Workshop + 2 x storage sheds and BBQ area
- Wide 21 meter frontage with dual driveways, parking for up to five vehicles, including carport

619.7sqm block, 21.03m frontage approx.

MORE DETAILS

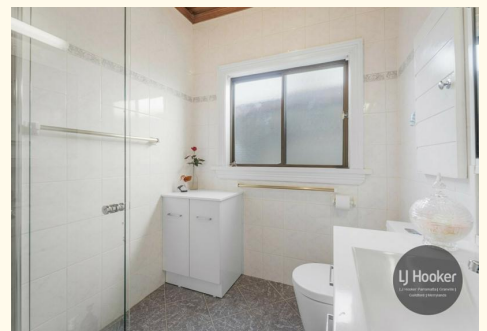
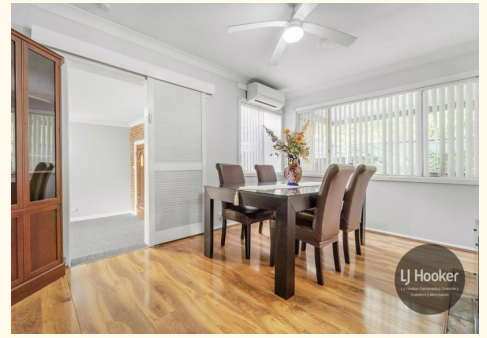
Property ID	2GXAF9E
Property Type	House
Land Area	619.7 m ²

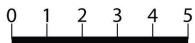
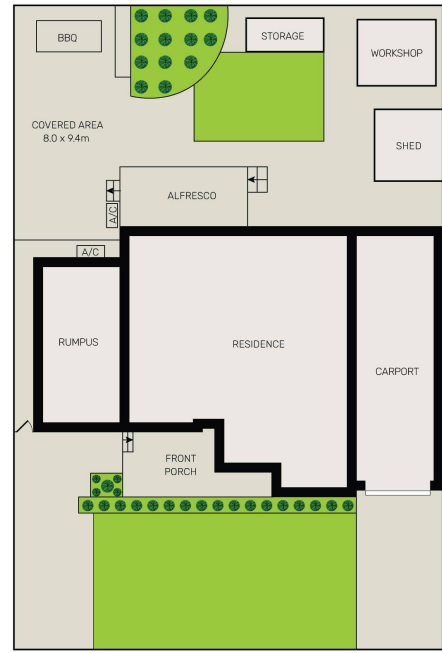
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