



23 Barcom Street, Merrylands

## **SOLD AT AUCTION by Paulette Ghaleb 0408 888 810**

Two Lots Plus R3 Medium Density Zoning

Positioned in a quiet street and brimming with potential, this neat older-style home presents a superb opportunity for home buyers, investors, and developers alike.

Set on two lots with R3 Medium Density Zoning, the residence is also conveniently located within easy reach to schools, bus transport and parks.

Notable features include -

- Set on two lots
- Land area - 404.64sqm (approx.)
- Zoned R3 Medium Density Residential
- 3 good size bedrooms (main with built in)
- Living & dining area plus additional family/living room
- Functional kitchen and bathroom
- Carport plus lock up garage
- Close to schools, parks, and public transport
- Duplex potential (subject to council approval)

3 1 2

**FOR SALE**  
\$1,152,500

### **AGENTS**

Paulette Ghaleb  
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### **AGENCY**

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

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



Whether you are looking to move in, lease out, or unlock the development potential, this property ticks all the boxes.

A fantastic chance to secure a solid investment with future upside — don't miss out!

## MORE DETAILS

Property ID	2FS6F9E
Property Type	House
Land Area	404.64 m2
Including	Toilets (1)
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Transport

**Paulette Ghaleb 0408 888 810**

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

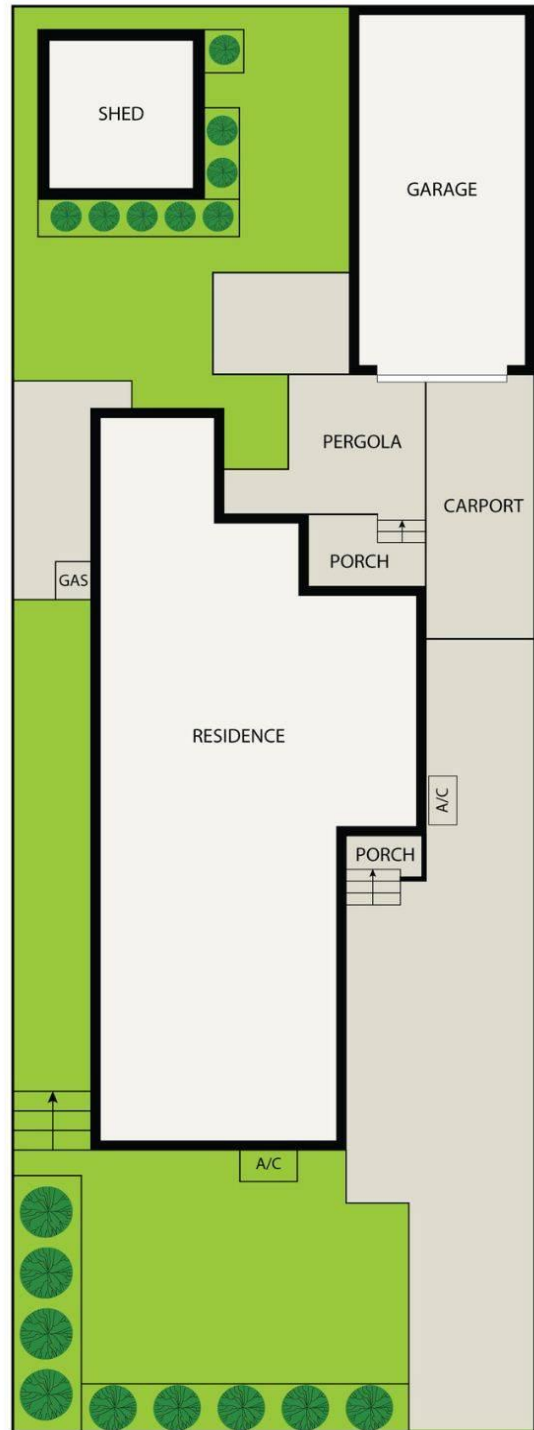
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