

## Merrylands, 24 Otto Street

Superb Location and Packed with Potential!

Nestled in a quiet cul de sac, 24 Otto Street, Merrylands West offers an array of possibilities which would suit home buyers, developers, investors and even those looking for a great block to build their dream home.

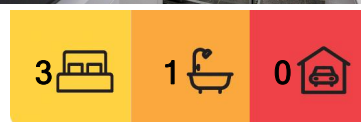
Updated throughout, the home is in neat condition and can easily be lived in or rented until such time you are ready to expand, rebuild or develop (subject to council approval).

Notable features include:

- \* Total land area: 556.4 sqm approx.
- \* 15.24 metre frontage approx.
- \* Updated throughout
- \* 3 bedrooms plus detached sleepout
- \* Adjoins Cusack Street Park to the rear



**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.



**For Sale**  
\$1,170,000

**View**  
[ljhooker.com.au/2EXRF9E](https://ljhooker.com.au/2EXRF9E)

**Contact**  
**Paulette Ghaleb**  
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**LJ Hooker Granville | Guildford | Merrylands**  
**(02) 9637 8555**

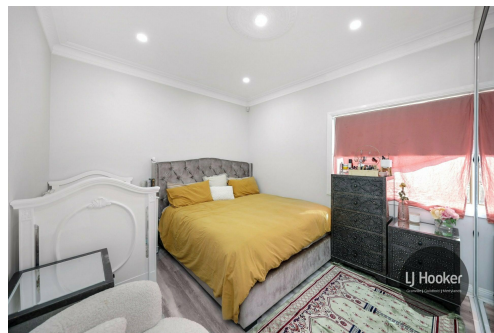
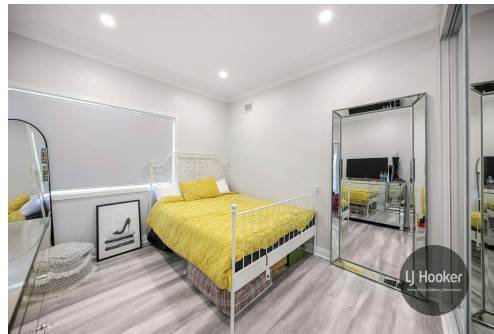
- \* Walk to schools and T-Way Bus with Merrylands West shops also nearby
- \* Live in or rent out & build later (subject to council approval)
- \* Dual occupancy potential (subject to council approval)
- \* Architectural plans for duplex available on request (Subject to Council Approval)

## More About this Property

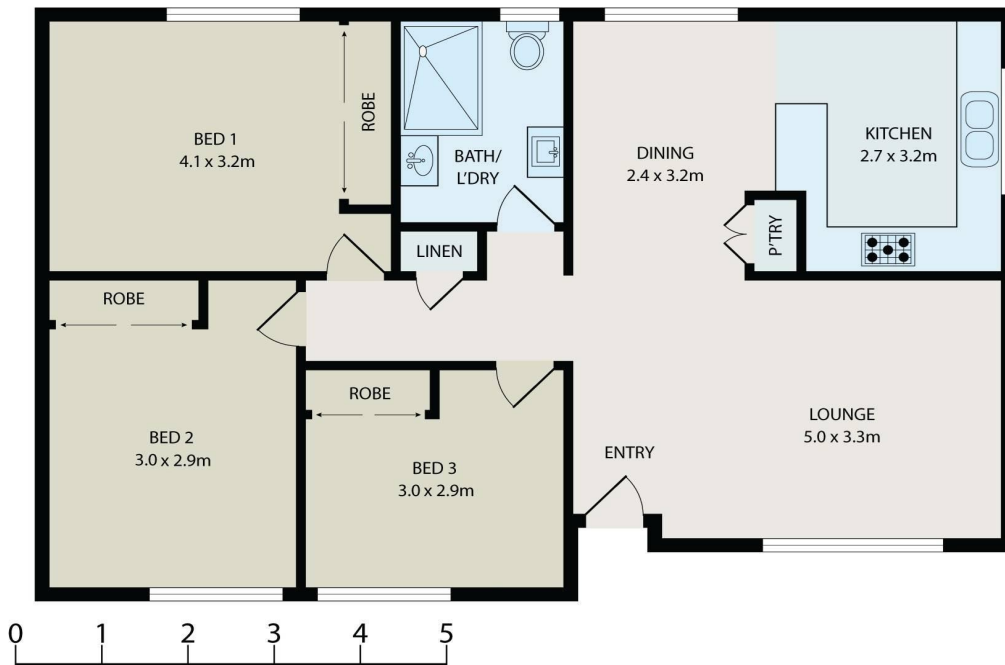
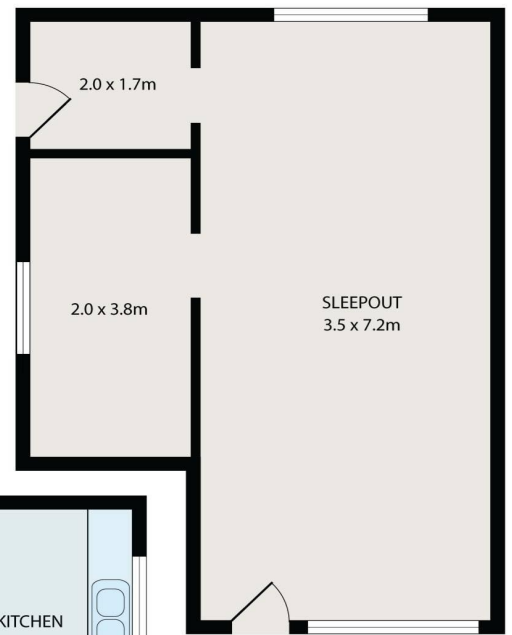
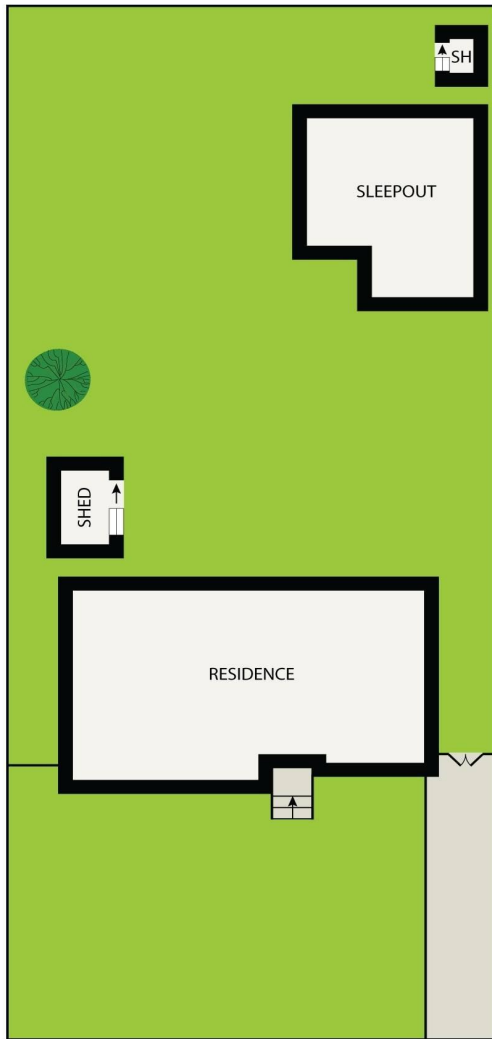
Property ID	2EXRF9E
Property Type	House
Land Area	556.4 m²
Including	Toilets (1) Built-in-Robes Close to Schools Close to Shops

**Paulette Ghaleb 0408 888 810**  
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