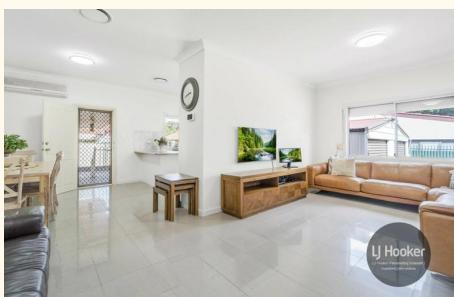




LJ Hooker

LJ Hooker Parramatta | Granville |
Guildford | Merrylands



LJ Hooker



LJ Hooker

29 Monitor Road, Merrylands

Immaculate Home in Blue Ribbon Location - Large Block -632.3 sqm with 20.115 Metre Frontage (approx.)

Positioned in one of Merrylands' most desirable pockets, 29 Monitor Road presents an exceptional opportunity for home buyers, investors, and developers alike.

Conveniently located within close proximity to key amenities, this property offers both immediate comfort and exciting future potential.




Set on a large parcel of land measuring approximately 632.3 sqm (as per DP) with an impressive 20.115m (approx.) street frontage and R3 Medium Density zoning, the property offers potential for development of a duplex or two detached dwellings (subject to council approval).

The existing residence is well-maintained featuring a spacious and practical layout designed for comfortable family living.

Key features include:

- Well-presented family home

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.

4  2  6 

AUCTION

Sat 2nd May @ 1:30PM

VIEW

Sat 11th Apr @ 11:00AM - 11:30AM

AGENTS

Paulette Ghaleb
0408 888 810
paulette.ghaleb@ljhooker.com.au

Joe Bechara
0416 698 888
Joe.Bechara@ljhooker.com.au

AGENCY

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

 LJ Hooker

- Four generously sized bedrooms (three with built ins)
- Main bedroom features ensuite bathroom
- Spacious lounge with separate dining area
- Neat and functional kitchen plus updated bathroom
- Two bathrooms including ensuite & three toilets
- Ducted air condition plus solar energy panels
- Covered outdoor entertaining area
- Double Lock-up garage
- Ample off street parking
- Land area - 632.3 sqm block (approx., as per DP)
- Wide 20.115m frontage (approx.)
- Zoned R3 Medium Density
- Development potential (subject to council approval)
- Only 600 metres approx. to Stockland Merrylands
- 1 km approx. to Merrylands Train Station
- Also within easy reach to parks, schools, and bus transport

This is a rare opportunity to secure a versatile property in a high-growth location, where opportunities like this are becoming increasingly scarce.

MORE DETAILS

Property ID	28JEF9E
Property Type	House
Land Area	632.3 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

Paulette Ghaleb 0408 888 810

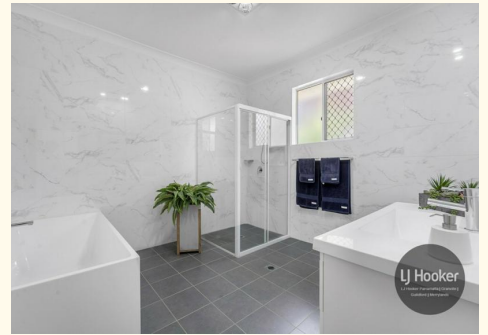
Area Specialist | paulette.ghaleb@ljhooker.com.au

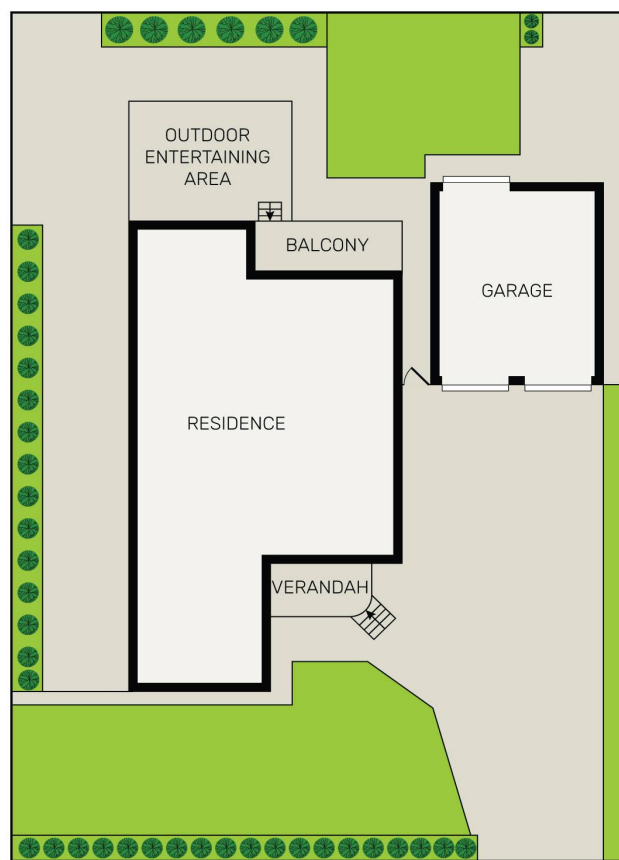
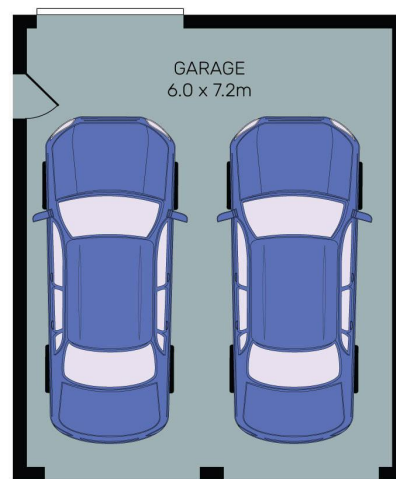
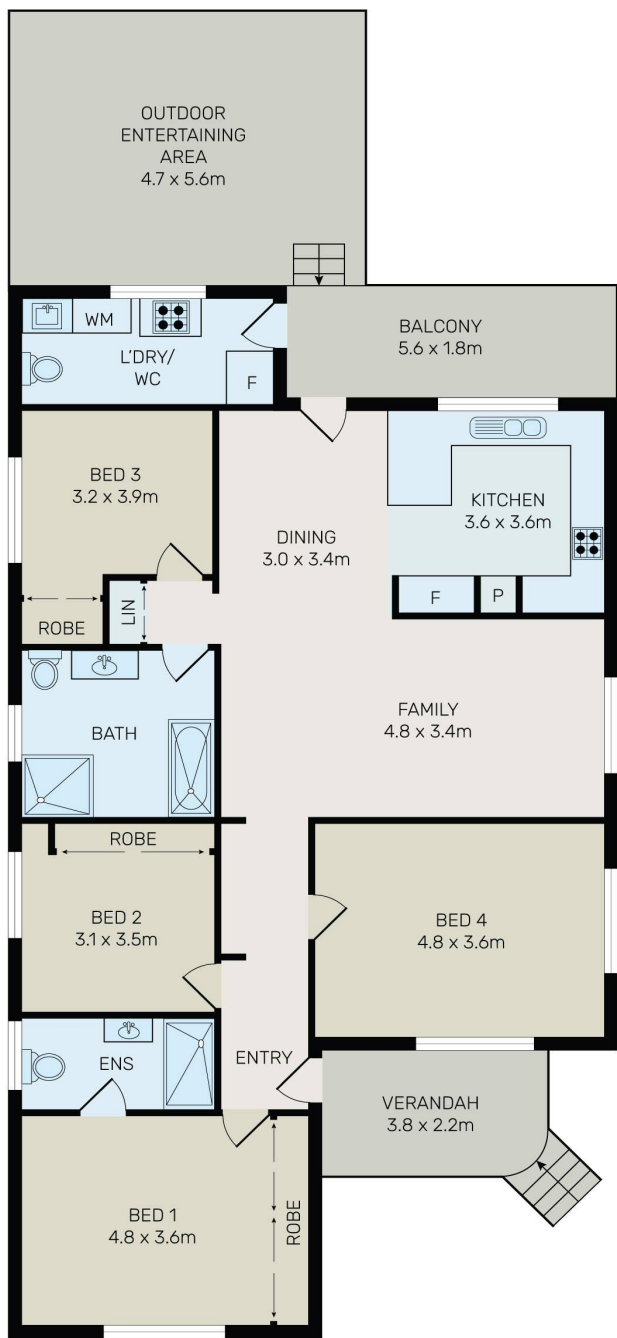
Joe Bechara 0416 698 888

Principal | Joe.Bechara@ljhooker.com.au

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

42 South Street, GRANVILLE NSW 2142
granville.ljhooker.com.au | granville@ljhooker.com.au





All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



29 Monitor Road, Merrylands

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.