

## Merrylands, 3 Eric Avenue

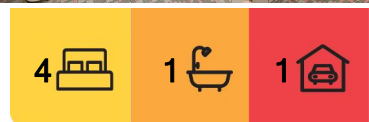
SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

Nestled in a quiet cul-de-sac, this neat older-style clad home sits on a generous parcel of land with an impressive 20.726m frontage approx.

The residence offers a comfortable layout inside which comprises of four bedrooms, plus a spacious living area, updated kitchen and original bathroom while outside, the good size block which features a carport and garage provides ample room for future enhancements (subject to council approval of course).

Conveniently located near parks, schools, and bus transport, this property combines quiet suburban living with easy access to everyday essentials.

Fantastic opportunity for first-home buyers, investors, or developers looking for a property with dual occupancy potential (subject to council approval).



**For Sale**  
\$1,175,000

**View**  
[ljhooker.com.au/2FJ5F9E](http://ljhooker.com.au/2FJ5F9E)

**Contact**  
**Paulette Ghaleb**  
0408 888 810  
[pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)



**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.

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Notable features include:

- \* Neat clad home with east facing aspect
- \* Four bedrooms
- \* Spacious living
- \* Updated kitchen
- \* Solar energy panels
- \* Land area - 556 sqm approx.
- \* Huge frontage - 20.726 metres approx.
- \* Development potential (subject to council approval)
- \* Quiet cul-de-sac location
- \* 550 metres approx. to Merrylands Public Primary School
- \* 900 metres approx. to St Margaret Marys Primary School
- \* Short stroll to Moore Park with bus transport also nearby

Don't miss out on this versatile and value-packed opportunity-inspect today!

## More About this Property

Property ID	2FJ5F9E
Property Type	House
Land Area	556 m2
Including	Toilets (1) Car Parking - Surface Close to Schools Close to Transport

**Paulette Ghaleb 0408 888 810**

Area Specialist | [pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)

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42 South Street, GRANVILLE NSW 2142

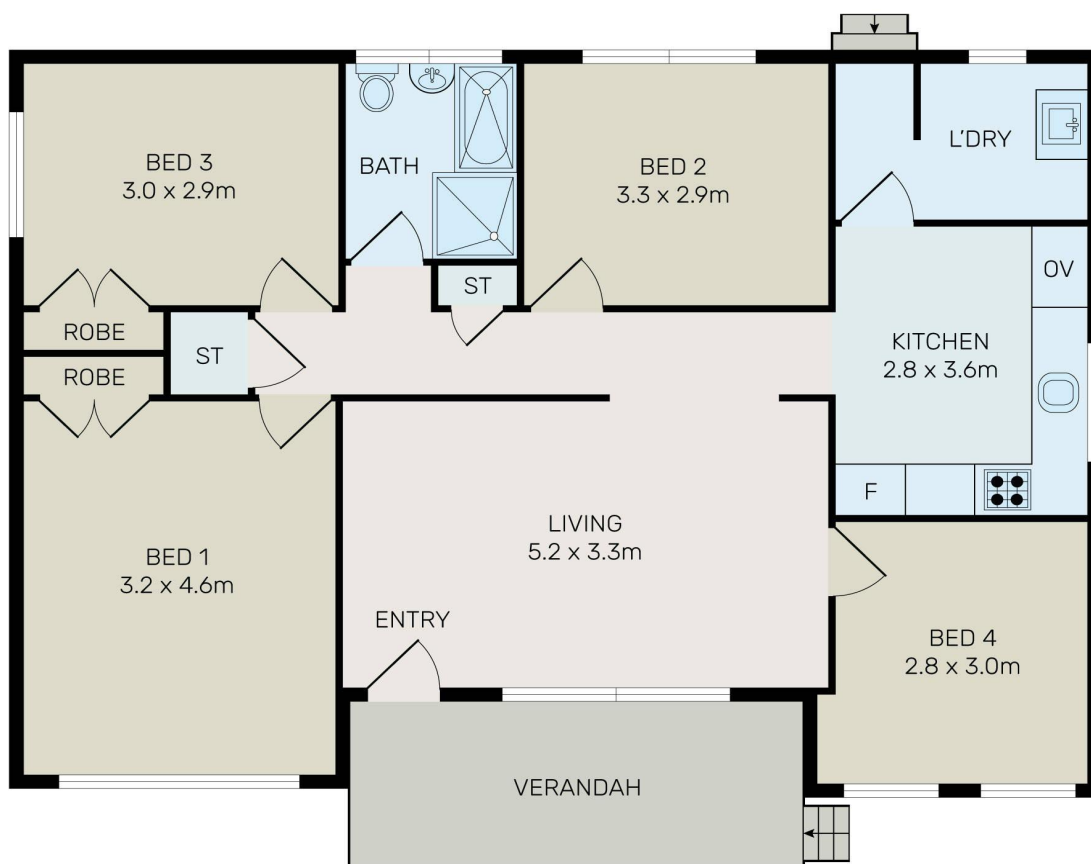
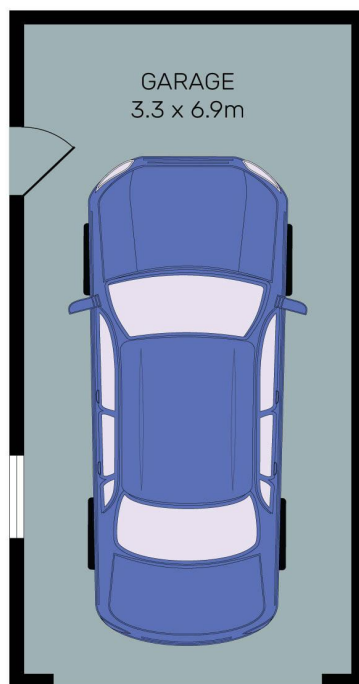
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