







33 Albion Avenue, Merrylands

FULL BRICK FAMILY HOME + SELF CONTAINED GRANNY FLAT!!!

A rare, high yield opportunity in one of Merrylands' most convenient pockets. This full brick residence delivers exceptional versatility with one fully self contained 2 bedroom granny flat, a renovated main home, and unbeatable proximity to Merrylands Station literally a stones throw away. Main House Features:

- Full brick construction
- 4 bedrooms
- Renovated kitchen with gas cooking
- Renovated bathroom with 2 bathrooms to the main house
- 2 air conditioners
- R4 High Density Residential Zoning strong future potential
- Land size 600.7 Sqm
- Rear access
- Timber floors
- Close to shops, schools, parks, and major transport links
- Potential rental income approx $1,400 per week

6 4 1

AUCTION
Sat 5th Dec @ 11:00AM

VIEW
By Appointment

AGENTS
Mary Zaiter
0415688780
mary.zaiter@ljhooker.com.au

AGENCY
LJ Hooker Greystanes
(02) 9896 0804

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.

MORE DETAILS

Property ID	168UH8W
Property Type	House
Land Area	600.7 m2

Mary Zaiter 0415688780
Sales Associate | mary.zaiter@ljhooker.com.au

LJ Hooker Greystanes (02) 9896 0804
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