



Merrylands, 34 Centenary Road

SOLD PRIOR TO AUCTION by Paulette Ghaleb 0408 888 810

Large 645 SQM Block (approx.) Plus Rear Lane Access and Council Approved Granny Flat

Set on a beautiful easement free parcel of land of 645sqm approx., with rear lane access, a council approved granny flat plus R3 zoning, this neat clad home is a great choice for investors, developers or home buyers with a need for dual accommodation to accommodate extended family members or in-laws.

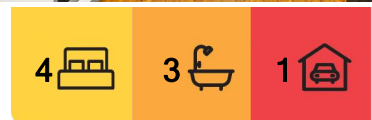
Conveniently located within minutes' walk to bus services, local schools, parks and Merrylands West shops.

For added convenience, Merrylands Centre, Parramatta CBD, M4 Access and Westmead Medical Precinct are also only a short drive away.

Notable features include -



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
\$1,350,000

View
ljhooker.com.au/2EU5F9E

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Main Residence:

- * Well-presented clad home
- * Three good size bedrooms with built ins
- * Separate living & dining area
- * Updated kitchen & bathroom
- * Timber floors and high ceilings
- * Ducted air condition
- * Rear covered outdoor entertaining area
- * Lock up garage with 2nd shower and toilet
- * Ample accommodation for vehicles
- * Total land area - 645 sqm approx. (as per DP)
- * 15.24 metre frontage approx.
- * Zoned R3 Medium Density
- * Development Potential (subject to council approval)
- * Rear Lane access

Granny Flat:

- * Stylish and contemporary design
- * One bedroom with built ins
- * Open plan living
- * Modern kitchen and bathroom
- * Impressive concrete flooring
- * Covered outdoor entertaining area
- * Rear Lane access

More About this Property

Property ID	2EU5F9E
Property Type	House
Land Area	645 m ²
Including	Air Conditioning Toilets (3) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

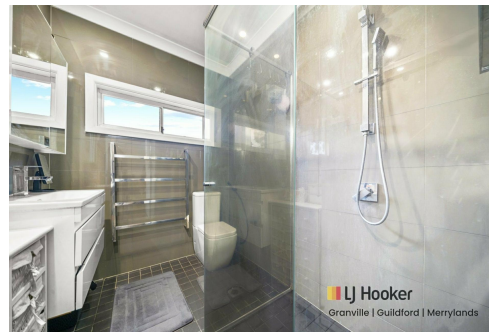
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Area Specialist | pghaleb.merrylands@ljhooker.com.au

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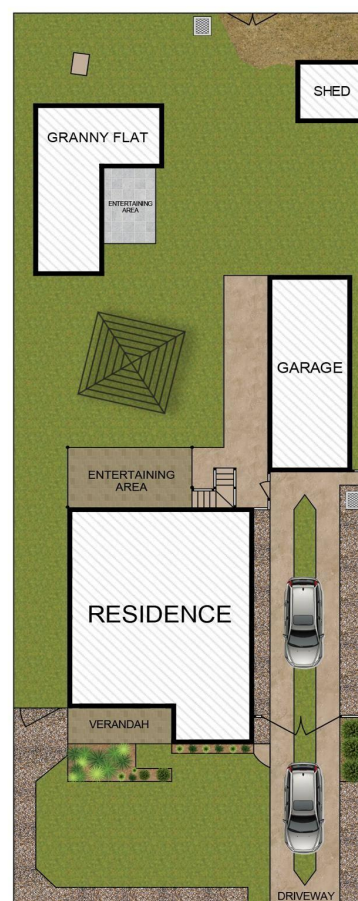
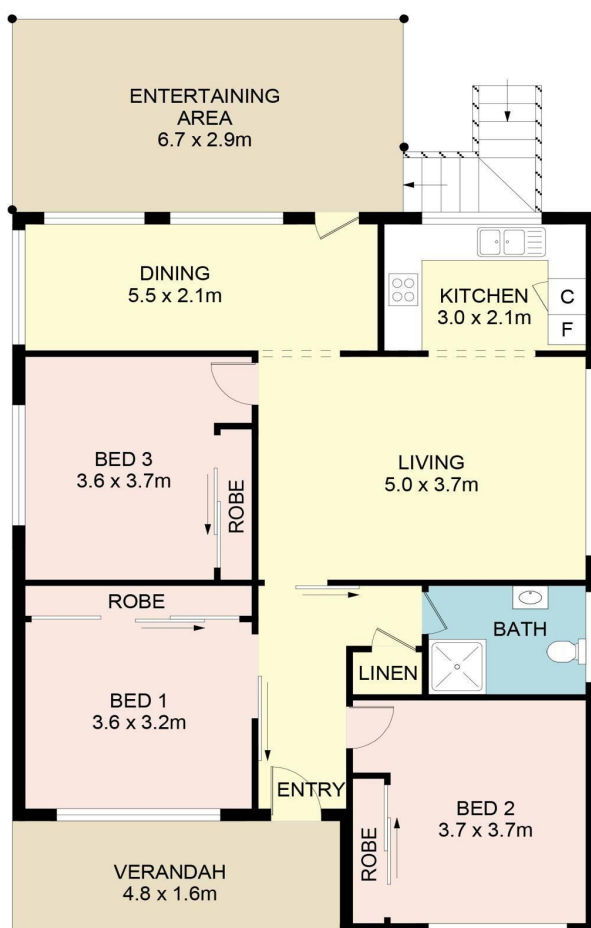
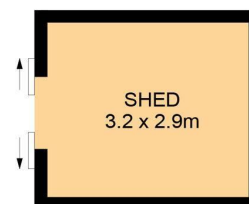
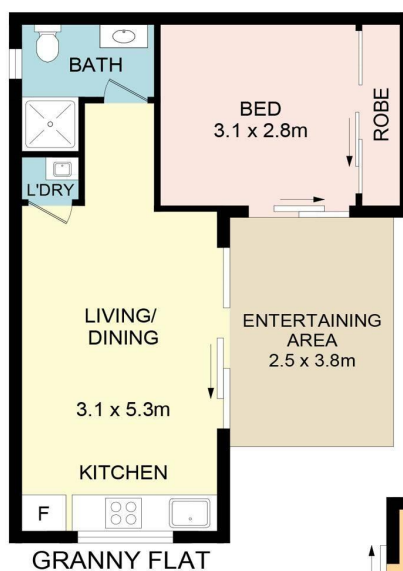
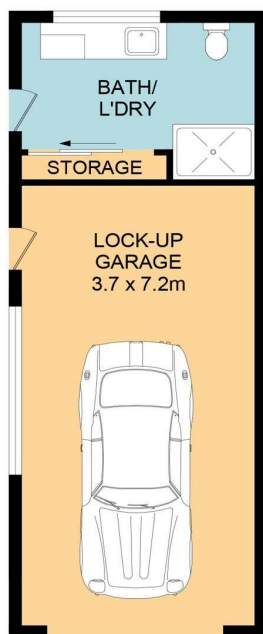
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SITE PLAN
(NOT TO SCALE)



34 Centenary Road, Merrylands



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DISCLAIMER: No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.



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