



39 Wolseley Street, Merrylands

## Views Overlooking Reserve Plus Loads of Potential

Positioned in a quiet street and enjoying tranquil reserve views, this neat older-style residence presents an outstanding opportunity for first home buyers, investors or builders seeking future development potential.

The home offers a practical layout featuring three bedrooms, a separate lounge and dining area, a neat kitchen & bathroom plus a sunroom and rear covered entertaining area-ideal for relaxed family living.

Set on approximately 569sqm of land, the property provides exciting future scope to renovate or extend, knock down and rebuild, or explore the addition of a granny flat (subject to council approval).

The outlook over the reserve adds a rare sense of space and serenity rarely found.

Conveniently located within easy reach of schools, local shops and bus transport, and just minutes' drive to Merrylands, Granville, Guildford and Parramatta CBD, this is a property that combines lifestyle, location and long-term potential.

3 1 1

**AUCTION**  
Sat 21st Feb @ 1:30PM

**VIEW**  
By Appointment

**AGENTS**  
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Interested parties must rely solely on their own enquiries.



Notable features include:

- Three bedrooms with built ins
- Separate lounge & dining area
- Neat kitchen & bathroom
- Sunroom
- Under cover rear entertaining area
- Land size - 569.1 sqm approx.
- Frontage - 12.19 metres approx.
- View overlooking opposite reserve
- Quiet cul-de-sac location
- Minutes' drive to Merrylands, Granville, Guildford & Parramatta CBD
- Within easy reach to local schools, shops and bus transport
- Live in or rent out
- Renovate the existing home or rebuild (subject to council approval)
- Explore the potential for a granny flat (subject to council approval)

A fantastic opportunity to secure a home with plenty of room to add value.

## MORE DETAILS

Property ID	2GQ1F9E
Property Type	House
Land Area	569.1 m2
Including	Toilets (1)
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

**Paulette Ghaleb 0408 888 810**

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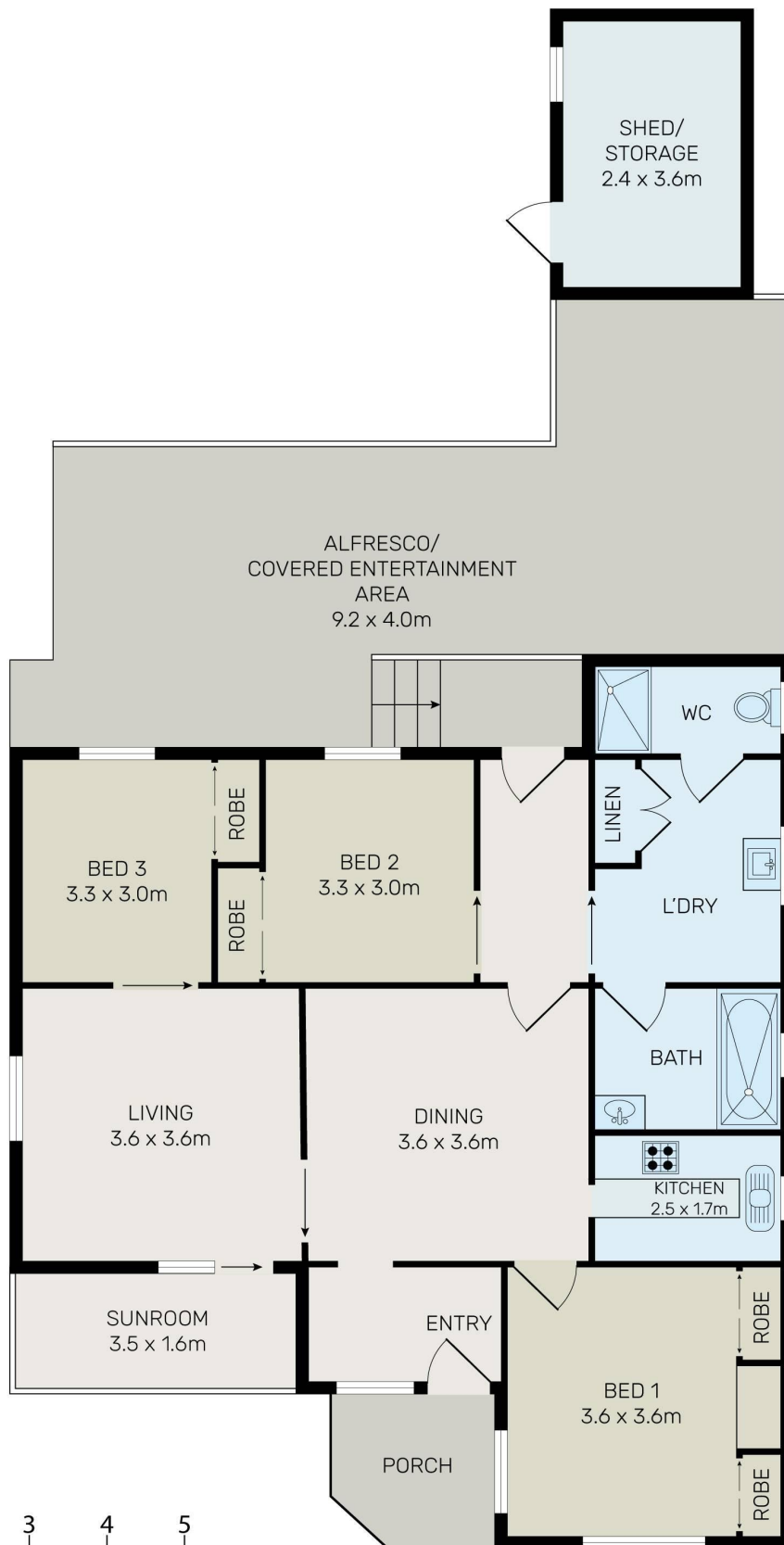
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42 South Street, GRANVILLE NSW 2142

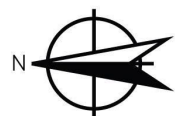
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