



4 Rogers Street, Merrylands

Under Instructions to Be Sold — Elevated Position with Exciting Potential!

Tucked away in a quiet cul-de-sac and occupying an elevated East facing parcel of land with an impressive 15.545m frontage, this well-positioned property offers the perfect opportunity to secure your place in Merrylands and create something truly your own.

Whether you're a first-home buyer ready to take that important first step, a growing family looking for more space, or a buyer with a long term vision to build your dream home, 4 Rogers Street offers the land, position and potential to make it happen.

The existing clad residence provides comfortable accommodation with three bedrooms, a separate lounge and dining area, neat kitchen and modern bathroom. A tandem lock-up garage plus carport provides excellent off-street parking.

The property enjoys a desirable position within a quiet residential setting, while remaining conveniently close to local schools, public transport, shops and everyday amenities.

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AUCTION

Sat 17th Oct @ 11:30AM

VIEW

Sat 3rd Oct @ 1:00PM - 1:30PM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



For those with an eye to the future, the landholding and wide frontage create an exciting blank canvas to knock down and rebuild a home designed around your lifestyle, subject to council approval.

The owners have made their decision and are committed to selling. Make sure this one is on your inspection list.

Property Highlights:

- Well presented clad home
- High set East-facing position
- Three-bedrooms (two with built ins)
- Separate lounge and dining
- Neat kitchen with gas cooking and modern bathroom
- Tandem lock-up garage plus carport
- Quiet cul-de-sac setting
- Ideal for first-home buyers and growing families
- Excellent opportunity to knock down and rebuild, STCA
- Conveniently positioned near schools, shops and transport
- Land 461 sqm approx.
- Generous 15.545m frontage

MORE DETAILS

Property ID	2HHZF9E
Property Type	House
Land Area	461.6 m2
Including	Air Conditioning
	Toilets (2)
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

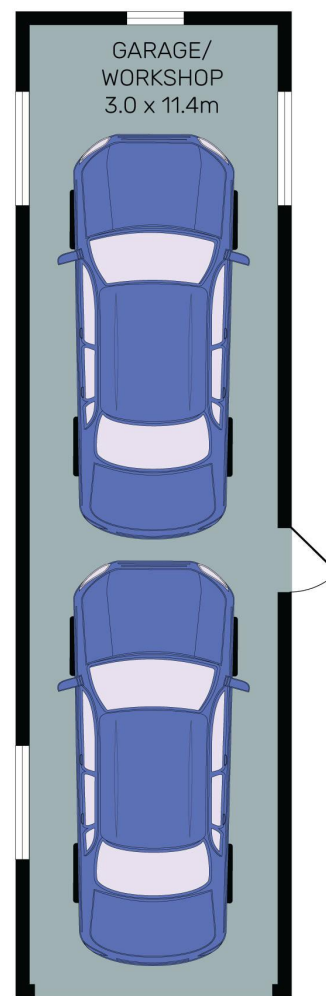
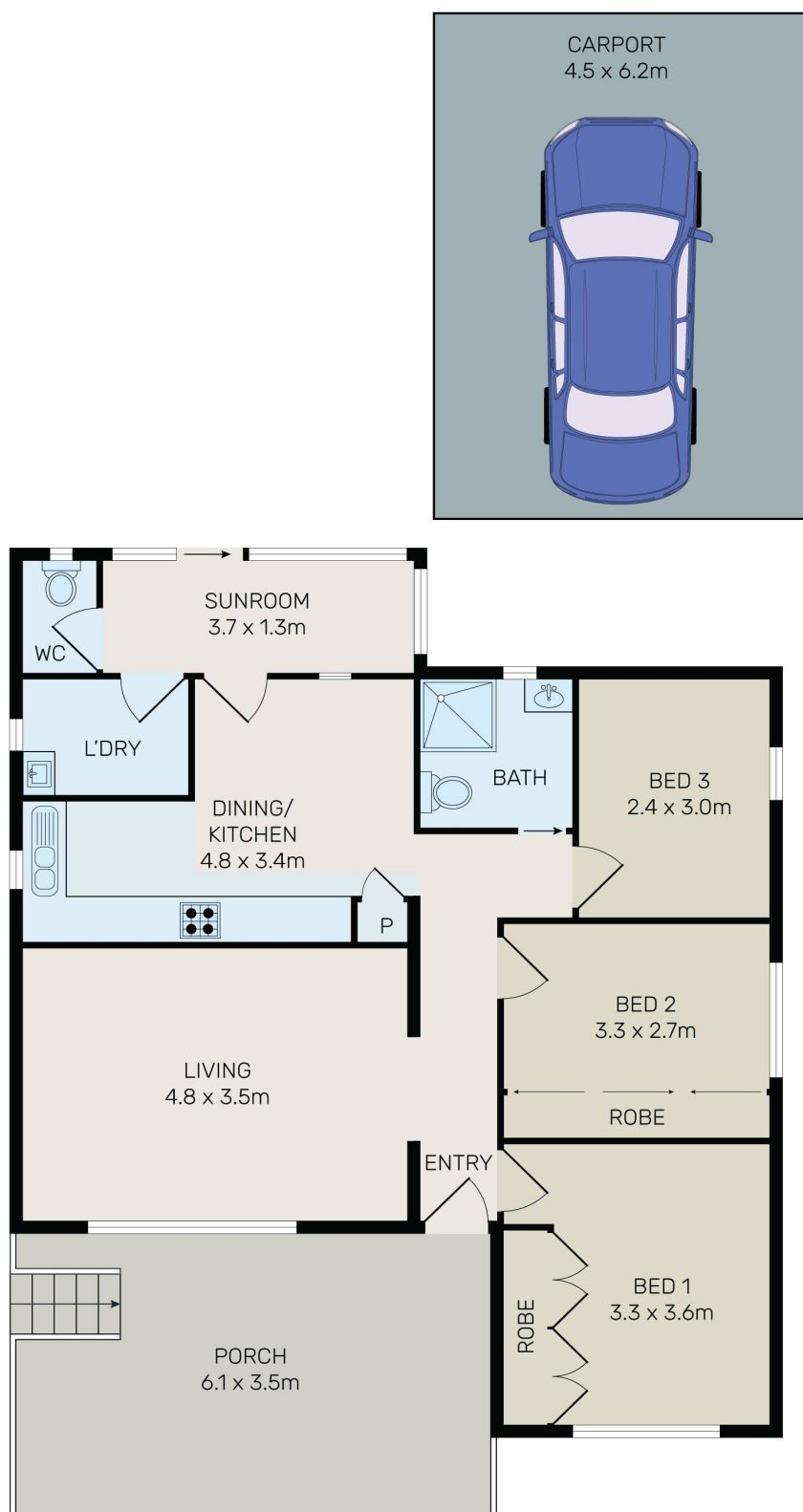
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