

## Merrylands, 4 Roseberry Street

SOLD AT AUCTION By Paulette Ghaleb 0408 888 810

Dual Accommodation Opportunity With Loads of Potential & Great Location

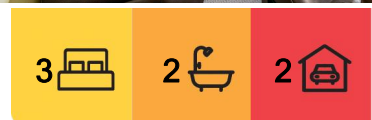
Nestled in a sought-after location within easy reach to most amenities, this older style residence is an excellent choice for home buyers with a need for additional living space for extended family/guests or investors alike.

The current configuration comprises of a main residence which features two bedrooms, separate lounge, neat kitchen, and bathroom plus to the rear there is an attached studio style accommodation.

In need of some tender love and care, for those with a knack for renovating, this old beauty may be a great project to work on and transform into a modern showpiece with so many possibilities to choose from, live in one and



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**For Sale**

\$1,001,000

**View**

[ljhooker.com.au/28PJF9E](http://ljhooker.com.au/28PJF9E)

**Contact**

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accommodate extended family members in the other, keep it tenanted or reconfigure the home back to one spacious residence.

Alternatively, for those looking for a parcel of land to build a new home (subject to council approval), 4 Roseberry Street, Merrylands may be the perfect choice.

Notable Features Include:

- \* Older Style Residence in Superb Location
- \* Main Residence Features Two Bedrooms, Neat Kitchen & Bathroom, Lounge & Eat-In Kitchen
- \* One Bedroom Studio Style Accommodation Attached at Rear
- \* Land Area - 550.1 sqm approx. (as per DP)
- \* Zoned R2 Low Density Residential
- \* Granny Flat Potential (subject to council approval)
- \* Currently Leased
- \* Renovate and Live In
- \* Knock Down and Build Your Dream Home (subject to council approval)
- \* Set Within Easy Reach to Amenities Including Shops & Transport
- \* Great Investment or Home Opportunity

## More About this Property

<b>Property ID</b>	28PJF9E
<b>Property Type</b>	House
<b>Land Area</b>	550.1 m <sup>2</sup>
<b>Including</b>	Toilets (2) Close to Shops Close to Transport

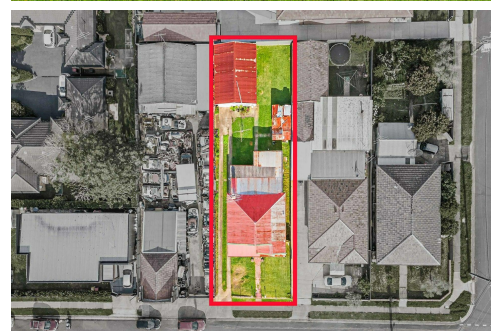
**Paulette Ghaleb 0408 888 810**

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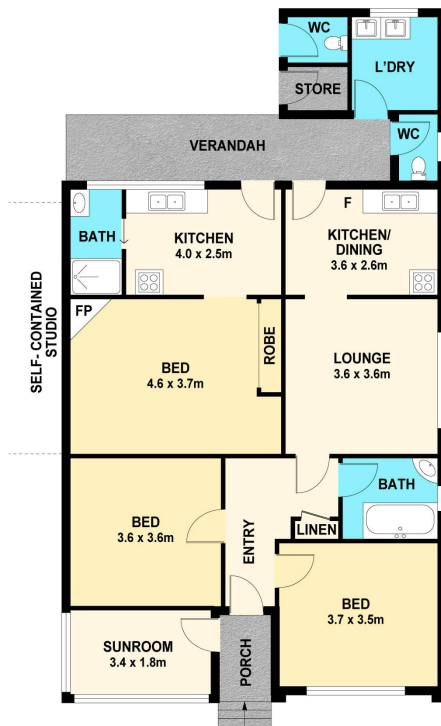
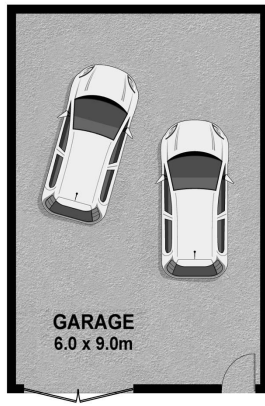
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