



41 Myall Street, Merrylands

## **SOLD AT AUCTION BY PAULETTE GHALEB 0408 888 810**




Perfectly positioned in one of Merrylands' most sought-after streets, this solid brick residence offers exceptional potential on a generous 600.7 sqm (approx.) parcel of land.

Set in an elevated part of the street, the home is brimming with opportunity for buyers looking to renovate, rebuild, or simply move in and enjoy the space and location.

Notable features include:

- Three bedrooms
- Separate lounge and dining areas
- Additional family/living room
- Neat older-style kitchen
- Two bathrooms (main has been updated)
- Spacious north facing rear yard
- Large 600.7sqm block (approx.)
- Renovate & live in
- Knock down & build your dream home (subject to council approval)

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.

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**FOR SALE**  
\$1,625,000

### **AGENTS**

Paulette Ghaleb  
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### **AGENCY**

LJ Hooker Parramatta | Granville |  
Guildford | Merrylands  
(02) 9637 8555

 **LJ Hooker**

- Explore the potential for the addition of a granny flat (subject to council approval).

Whether you are looking to renovate and create your dream home or take advantage of the land size and build new (STCA), this is a rare chance to secure a foothold in a high-demand location.

## MORE DETAILS

|               |                       |
|---------------|-----------------------|
| Property ID   | 2FYCF9E               |
| Property Type | House                 |
| Land Area     | 600.7 m2              |
| Including     | Air Conditioning      |
|               | Toilets (2)           |
|               | Car Parking - Surface |
|               | Close to Schools      |
|               | Close to Shops        |
|               | Close to Transport    |
|               | Heating               |

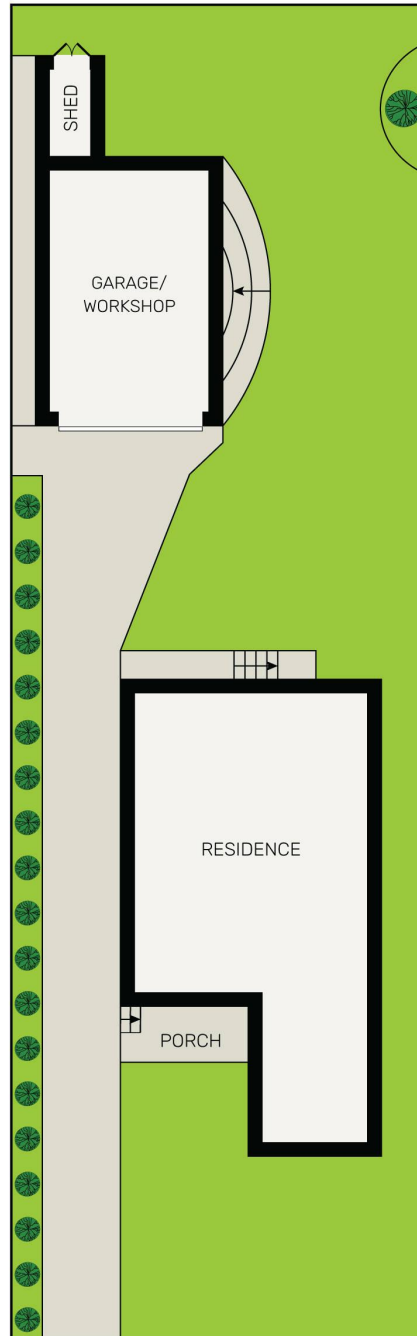
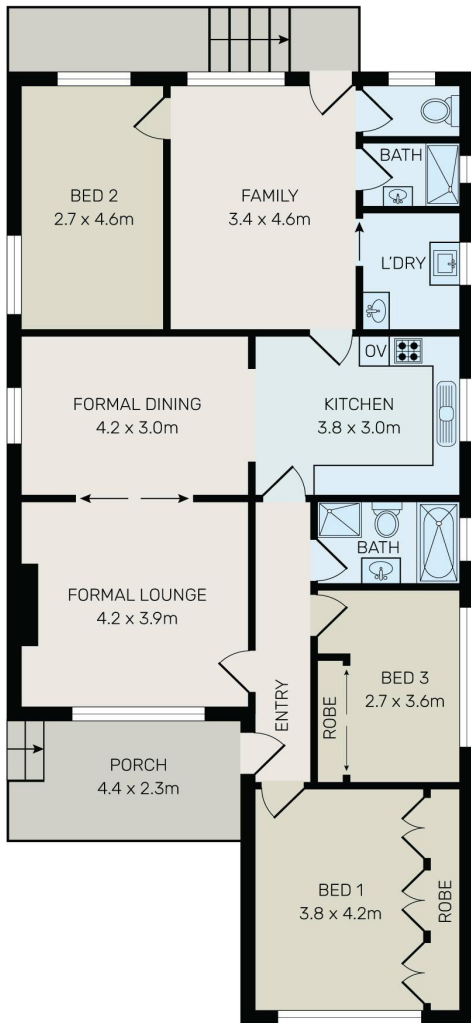
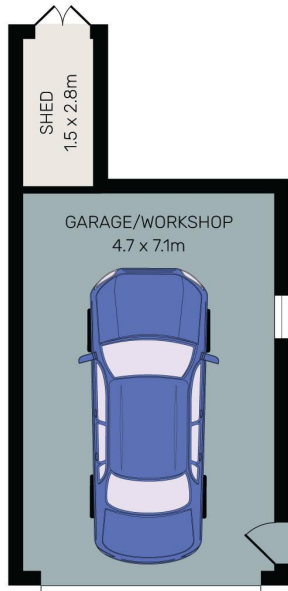
**Paulette Ghaleb 0408 888 810**

Area Specialist | [paulette.ghaleb@ljhooker.com.au](mailto:paulette.ghaleb@ljhooker.com.au)

**LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555**

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