



Merrylands, 42 Clarence Street

Solid Home in a Prime Location, Offering Strong Potential for Future Growth

Set in one of Merrylands' most desirable streets, this well presented 3 bedroom home is a golden opportunity for owner-occupiers, investors, or developers. Positioned on a level 556sqm block with a wide 15.2m frontage, it offers future duplex potential (subject to council approval), immediate liveability, or scope to renovate further and add value.

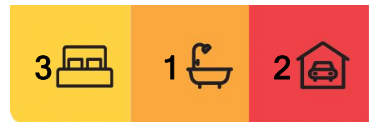
Conveniently located within walking distance to Stockland Merrylands, train station, local schools, parks, and the swim centre, this property is perfectly placed in a peaceful, family-friendly neighbourhood.

Key Features:

- 3 good sized bedrooms, all with built-in wardrobes
- Spacious separate living and dining areas
- Modern eat-in kitchen with ample storage



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.



Auction
Sat 26th Jul @ 4:00PM

View
By Appointment

Contact
David Crawley
0414 270 206
david@ljhburwood.com.au

LJ Hooker Burwood
(02) 9745 3999

- Sun-drenched sunroom, perfect for relaxing or as a study space
- Tiled and polished timber flooring throughout
- Low-maintenance backyard with room to entertain
- Driveway to carport & garage
- Land size approx. 556sqm | Frontage approx. 15.2m

A rare offering in a tightly held street - explore the possibilities to live, invest, renovate or develop in one of Merrylands' most sought-after locations.

More About this Property

Property ID	11QNF8R
Property Type	House
Land Area	556 m2

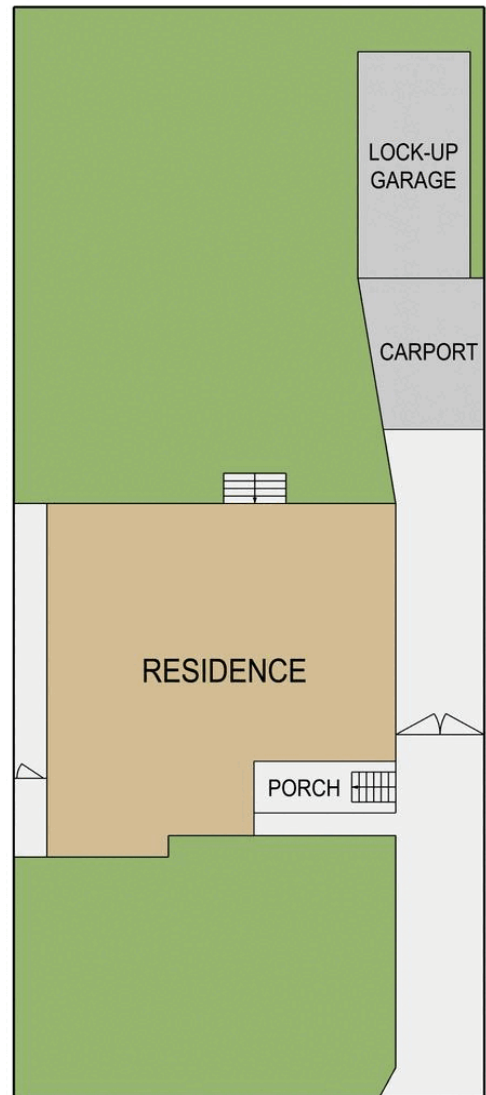
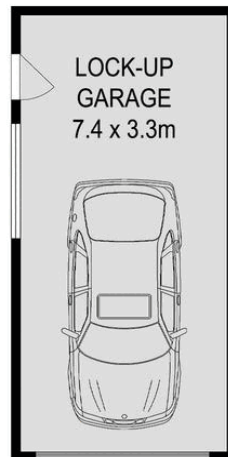
David Crawley 0414 270 206
Managing Director | david@ljhburwood.com.au

LJ Hooker Burwood (02) 9745 3999
Shop 2/27-29 Burwood Road, BURWOOD NSW 2134
burwood.ljhooker.com.au | burwood@ljhburwood.com.au



LJ Hooker Burwood
(02) 9745 3999

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.



SITE PLAN
(NOT TO SCALE)

42 Clarence Street, Merrylands



DISCLAIMER: THIS FLOOR PLAN IS INTENDED AS A GUIDE ONLY. IT DOES NOT CONSTITUTE PART OF ANY LEGAL DOCUMENTS. ALL DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. NO LIABILITY ACCEPTED. YOU MUST SEEK ADVICE FROM YOUR SOLICITOR. FLOOR PLAN BY WWW.MCPIXELSAU.COM