

47 Brian Street, Merrylands

## Sold Prior to Auction by Paulette Ghaleb 0408 888 810 & Mo Nazari 0426 006 001

Perfectly positioned in a quiet and convenient pocket of Merrylands, this versatile residence presents an outstanding opportunity for families, investors and developers alike.

Move straight in or lease out immediately while exploring the exciting future potential to knock down and rebuild, add a granny flat or construct a duplex (subject to council approval).

Set on a substantial 670.3sqm parcel of land with north facing aspect and impressive 15.246m frontage, the home showcases generous interiors, flexible living spaces and a practical layout designed for comfortable family living.

Property features include:

- Spacious and practical floorplan ideal for large or growing families
- Five well-proportioned bedrooms plus a separate study
- Multiple living and entertaining areas offering excellent flexibility
- Modern kitchen with ample storage and functionality
- Two bathrooms plus a third toilet in the laundry

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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### AUCTION

Sat 13th Jun @ 2:30PM

### AGENTS

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### AGENCY

LJ Hooker Parramatta | Granville |  
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- 500 metres approx. to Sherwood Grange Public School
- Large level block - 670.3 sqm approx. - future redevelopment potential (STCA)
- Frontage - 15.246 metres approx.
- Move-in ready with strong rental appeal for investors

Conveniently located near schools, parks, shopping centres and public transport, this home combines lifestyle and convenience in one of Merrylands West's most sought-after neighborhoods.

Whether you are searching for a spacious family home, a high-yield investment or a future development opportunity, this property offers exceptional versatility in a rapidly growing location.

An opportunity of this scale and potential is not to be missed.

## MORE DETAILS

Property ID	2H3TF9E
Property Type	House
Land Area	670.3 m2
Including	Study
	Toilets (3)
	Built-in-Robes
	Car Parking - Surface
	Close to Shops
	Close to Transport

### Paulette Ghaleb 0408 888 810

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

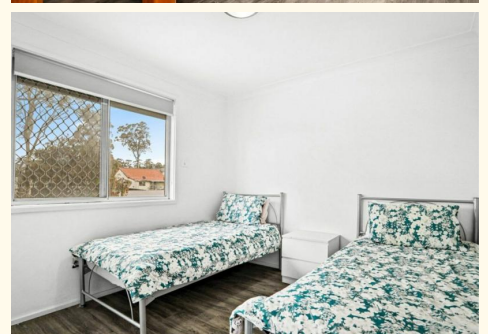
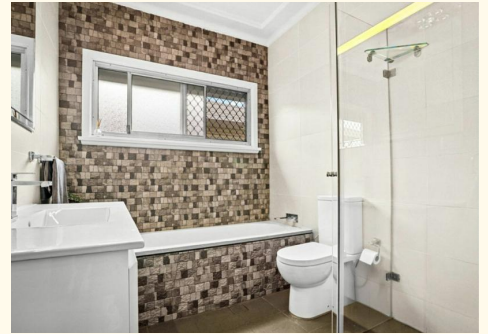
### Mo Nazari 0426 006 001

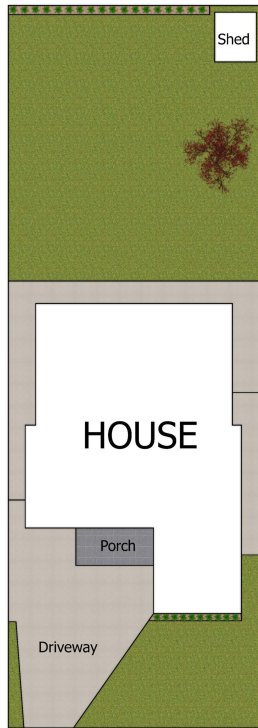
Sales Associate to Paulette Ghaleb | [moein.nazari@ljhooker.com.au](mailto:moein.nazari@ljhooker.com.au)

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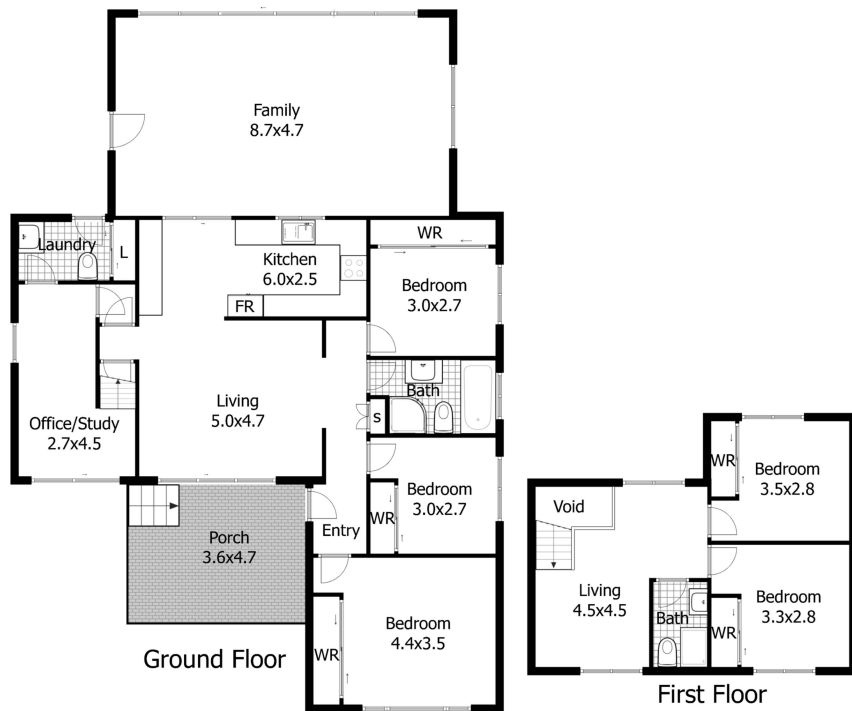
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Siteplan



Floorplan

**DISCLAIMER:**

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent will not accept any liability Interested parties should make and rely on their own enquiries



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