



LJ Hooker
Granville | Guildford | Merrylands



Merrylands, 66 Irrigation Road

Large 784 SQM Block Plus Wide 17.367 Metre Frontage (Approx).

Nestled on a beautiful, elevated parcel of land with north facing aspect, 66 Irrigation Road, Merrylands offers a spacious interior layout with generous proportions and is sure to provide comfortable living for growing families.

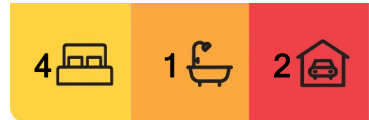
Set in a desirable location within easy reach to most amenities, the large 784 sqm block with 17.367 metre frontage (approx. - as per DP) offers scope for future development including dual occupancy (subject to council approval).

A fantastic choice for home buyers, developers, or investors alike some of the notable features include -

- * Well Presented Clad Home with North Facing Aspect
- * 4 Bedrooms Plus Study



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.



For Sale
\$1,535,000

View
ljhooker.com.au/2FKXF9E

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- * Huge Lounge
- * Separate Dining Area
- * Neat Kitchen & Bathroom
- * Family/Sunroom
- * Covered Outdoor Pergola/Entertaining Area
- * Lock Up Garage Plus Carport
- * Superb Parcel of Land - 784.1 sqm Approx. (as per DP)
- * 17.367 Metre Frontage Approx.
- * Zoned R2 Low Density
- * Development Potential (Subject to Council Approval)
- * Potential for Duplex (Subject to Council Approval)
- * Parks, Schools, Local Shops and Bus Transport Also Nearby
- * Deceased Estate - Must Be Sold

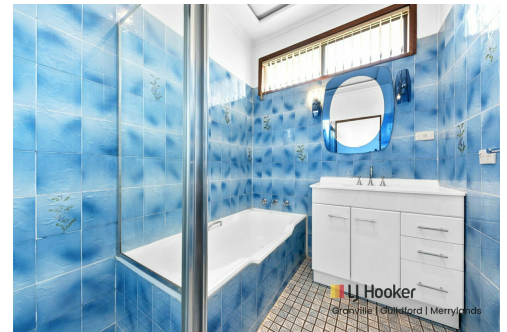
This property is a rare offering, homes like this are fast becoming scarce.

More About this Property

Property ID	2FKXF9E
Property Type	House
Including	Study Air Conditioning Toilets (1) Car Parking - Surface Close to Schools Close to Shops

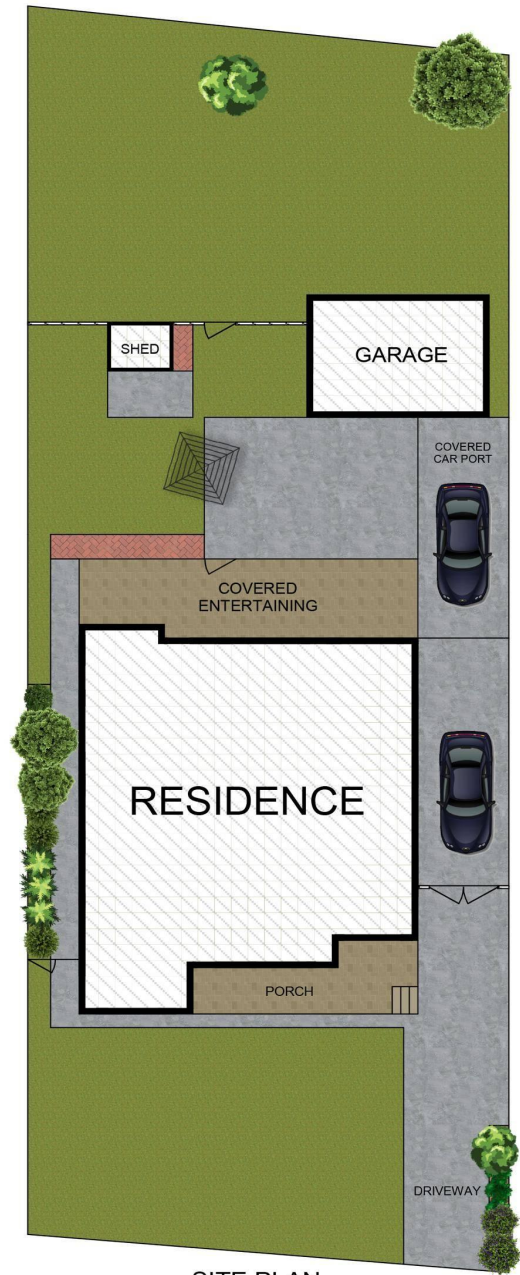
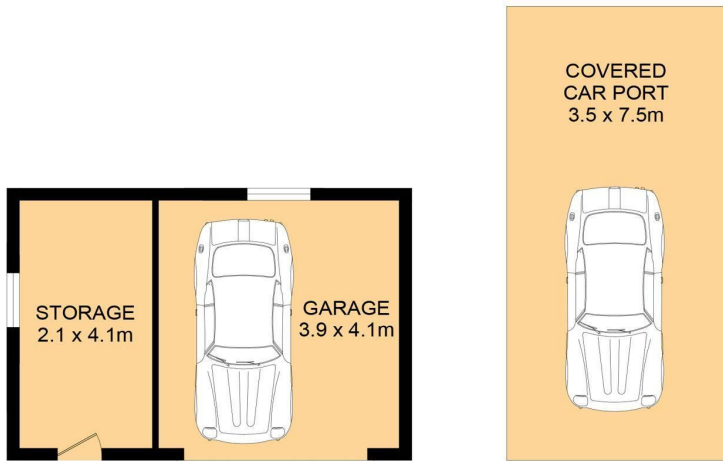
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SITE PLAN (NOT TO SCALE)

66 Irrigation Road, Merrylands



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DISCLAIMER: No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.

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