



7 Mills Street, Merrylands

## **SOLD AT AUCTION by Paulette Ghaleb 0408 888 810**

Perfectly positioned in one of Merrylands most desirable streets, this neat home offers an exciting opportunity for buyers seeking location, convenience and potential.




Set on a generous 581sqm parcel of land, the property boasts convenient access to most amenities including Schools, Merrylands West shops, public transport and local park.

Whether you are looking to move in, renovate to add value, build your dream home or add a granny flat (subject to council approval), this is a property that offers flexibility in a superb location.

Notable features include:

- Three bedrooms
- Updated kitchen and bathroom
- Spacious open-plan living and dining
- Double garage/sleepout with shower, toilet and storage area
- Good size parcel of land - 581 sqm approx. (as per DP)
- Zoned R2 Low Density
- Only 650 metres approx. to Hilltop Primary School
- 550 metres approx. to Merrylands West Shops including IGA

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**  
\$1,580,000

### **AGENTS**

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### **AGENCY**

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



- Grocery Store
- Bus Transport also nearby
- 650 metres approx. to Ted Burge Sportsground
- Live in or rent out
- Renovate or knock down and build your dream home (subject to council approval)
- Granny flat potential (subject to council approval)

Inspect today and imagine the possibilities!

## MORE DETAILS

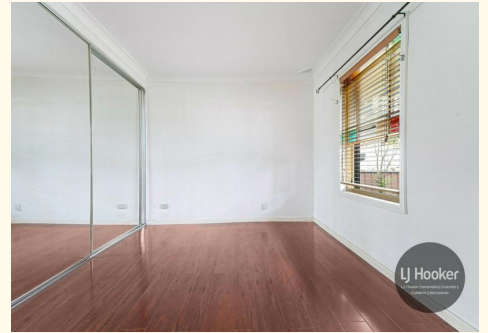
Property ID	2G4PF9E
Property Type	House
Land Area	581 m2
Including	Toilets (2)
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

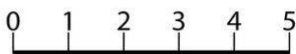
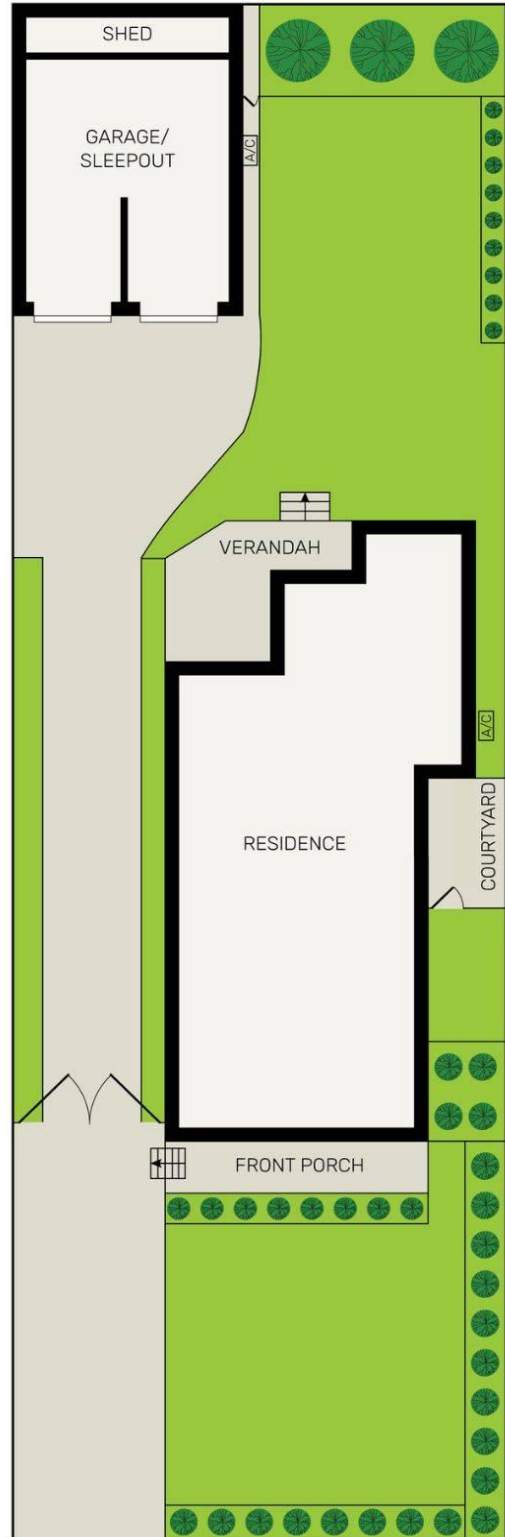
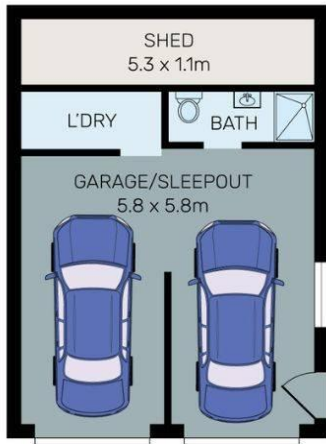
**Paulette Ghaleb 0408 888 810**

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

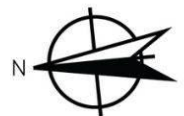
**LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555**

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