



8 Crossland Street, Merrylands

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

Positioned in a convenient location and offering loads of potential, this original home sits on a generous 708.2 sqm (approx.) block — a rare find in today's market.

Whether you are a home renovator with a vision, a family ready to build your dream home or a developer looking to explore future possibilities, this property presents the perfect blank canvas.

The existing home requires extensive renovations, but the true value lies in the land.

Notable features:

- Large, level block — approx. 708.2sqm
- Zoned R2 Low Density
- Original two-bedroom home
- North facing aspect
- Renovate & live in
- Knock down & build your dream home with room for extras such as granny flat or pool (subject to council approval)
- Set within easy reach to schools, bus transport and amenities

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
\$1,415,000

AGENTS

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AGENCY

LJ Hooker Parramatta | Granville |
Guildford | Merrylands
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 **LJ Hooker**

- Minutes' drive to Granville, Parramatta & Merrylands CBDs

Whether you are looking to add value through renovation, start fresh with a brand-new build or explore development options (subject to council approval), this is your opportunity to secure a prime parcel of land in a well-connected location.

MORE DETAILS

Property ID	2G79F9E
Property Type	House
Land Area	708.2 m2
Including	Toilets (1)
	Close to Schools
	Close to Shops
	Close to Transport

Paulette Ghaleb 0408 888 810

Area Specialist | paulette.ghaleb@ljhooker.com.au

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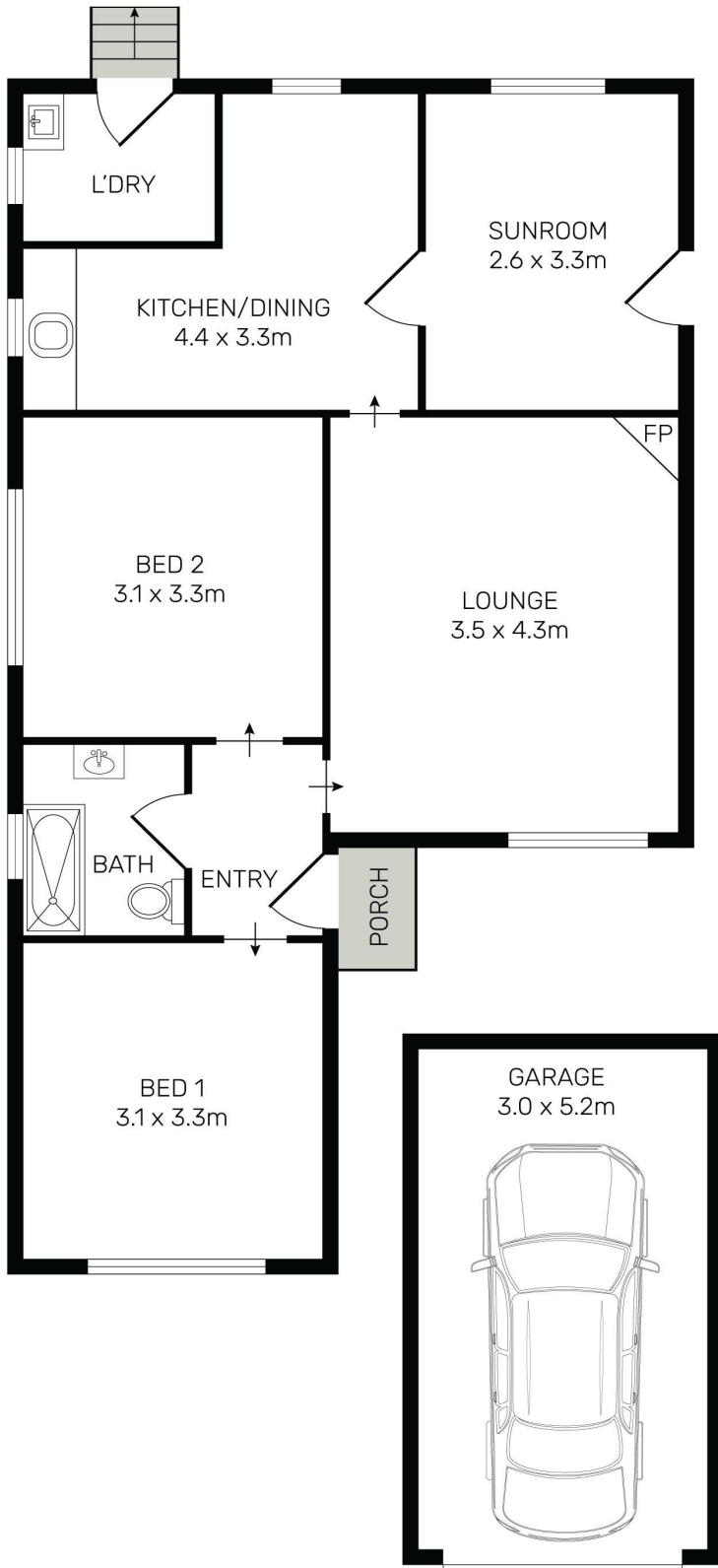
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