



## Merrylands, 8 Mombri Street

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

Affordable Home Only Metres to Station

Perfectly positioned just 400 metres approx. from the station and less than 1km approx. to Stockland Mall, this neat clad home offers a rare blend of charm, convenience, and potential.

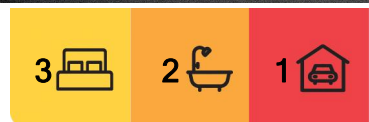
Whether you are a first-home buyer or an astute investor, this affordable opportunity is not to be missed!

Featuring:

- \* Cottage-style home with a warm and inviting atmosphere
- \* Three bedrooms (two with built ins)
- \* Separate lounge



**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**  
\$971,000

**View**  
[ljhooker.com.au/2FMSF9E](http://ljhooker.com.au/2FMSF9E)

**Contact**  
**Paulette Ghaleb**  
0408 888 810  
[pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)

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

- \* Spacious living and dining area
- \* Neat kitchen with gas cooking
- \* Two bathrooms
- \* Fresh paint and new carpets
- \* Lock up garage
- \* Zoned R4 High Density —future development potential (STCA)
- \* Conveniently located - within metres to primary and high school, parks, transport and Stockland Mall

With a fantastic central location and strong investment potential, this is your chance to secure a home in a high-growth area.

Call today to arrange an inspection!

## More About this Property

<b>Property ID</b>	2FMSF9E
<b>Property Type</b>	House
<b>Land Area</b>	366 m2
<b>Including</b>	Toilets (2) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

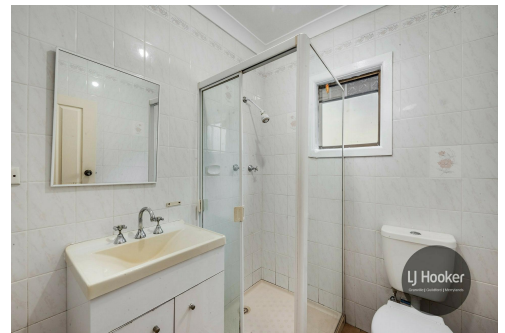
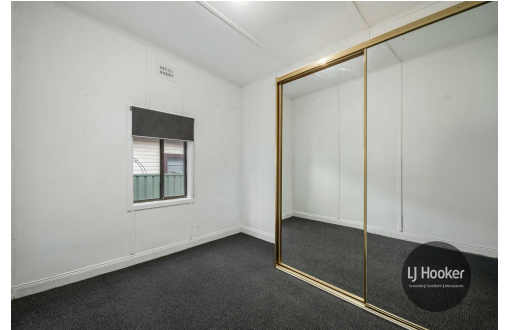
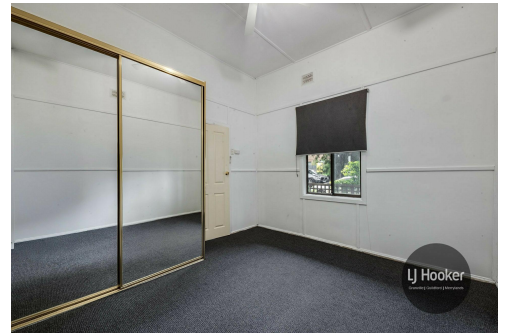
**Paulette Ghaleb 0408 888 810**

Area Specialist | [pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)

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

42 South Street, GRANVILLE NSW 2142

[granville.ljhooker.com.au](http://granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto:granville@ljhooker.com.au)



**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.

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