



LJ Hooker
Parramatta | Granville | Guildford | Merrylands



9 Brian Street, Merrylands

Spacious Family Living with Future Duplex Potential (STCA)

Positioned on the high side of the street and set on a generous approx. 556sqm block with attractive north facing aspect and wide 15.24 metre frontage approx., this well-presented residence offers the perfect blend of comfortable family living today and exciting development potential for the future (subject to council approval).

Ideal for growing families, the home boasts a bright and spacious interior with five generous bedrooms. The master includes a walk-in robe, while built-in wardrobes feature in three bedrooms.

The living zones, including a lounge and separate dining area, provide flexibility for everyday living and entertaining.

At the heart of the home is a modern polyurethane kitchen complete with Caesarstone benchtops, stainless steel gas cooking and dishwasher, designed to cater to busy family life.

For developers and savvy investors, the sizeable block and location present an excellent opportunity to live in, lease out or plan for a future duplex project (STCA), making this a smart long-term acquisition.

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FOR SALE
\$1,560,000 - \$1,590,000

VIEW
Sat 9th May @ 10:00AM - 10:30AM

AGENTS
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Conveniently located within approximately 360 metres to Sherwood Grange Primary School and under one kilometre to Merrylands High School and Cerdon College, with bus transport and parks close by the home delivers on both lifestyle and location.

Notable features include:

- Five bedrooms or four bedrooms plus study
- Separate living & dining area
- Spacious modern kitchen with Caesarstone benchtops, stainless steel gas cooking and dishwasher
- Two bathrooms including ensuite
- Internal laundry with a third toilet
- High ceilings & tiled flooring throughout
- Ducted air conditioning
- Alarm system and security cameras
- Double garage with ample off street parking space
- Land area - 556 sqm approx.
- Frontage - 15.24 metres approx.

Offering immediate comfort with future upside, this is a rare opportunity to secure a versatile property in a sought-after family-friendly location.

MORE DETAILS

Property ID	2H2WF9E
Property Type	House
Land Area	556.4 m2
Including	Toilets (3)

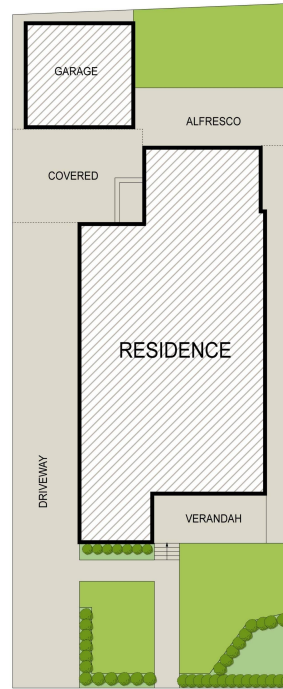
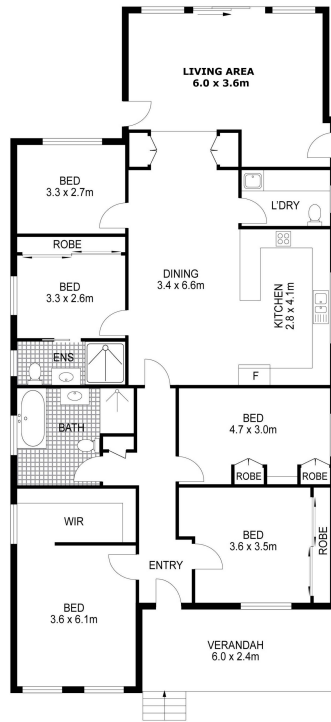
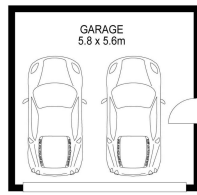
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9 BRIAN STREET, MERRYLANDS

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