







9 Brian Street, Merrylands

Sold by Paulette Ghaleb 0408 888 810

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.

5 2 4

FOR SALE
$1,530,000

AGENTS
Paulette Ghaleb
0408 888 810
paulette.ghaleb@ljhooker.com.au

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

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

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	Ensuite
	Air Conditioning
	Toilets (3)
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Transport











Paulette Ghaleb 0408 888 810
Area Specialist | paulette.ghaleb@ljhooker.com.au

LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555
42 South Street, GRANVILLE NSW 2142
granville.ljhooker.com.au | granville@ljhooker.com.au

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.



9 BRIAN STREET, MERRYLANDS

DISCLAIMER: All measurements and details in this floor plan are subject to survey. It should be used as a guide for marketing purposes only. Modifications to the floor plan are not permitted without prior approval from AM Media Pty Ltd. No ownership is claimed over the building

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.