



9 Villiers Street, Merrylands

Affordable Entry into Merrylands with Potential & R3 Medium Density Zoning

Positioned on the high side of the street and conveniently located just 300 metres from Merrylands Public School, this well-presented brick clad residence offers an outstanding opportunity for first home buyers, downsizers and investors seeking affordability with future upside.

The home currently features two bedrooms with built ins, separate spacious lounge, dining area that adjoins an updated kitchen plus neat bathroom.

A rear covered entertaining area overlooks the inground swimming pool, providing a relaxed, low-maintenance lifestyle well suited to downsizers and young families alike. A double carport completes the offering.

Set on approximately 455sqm of land with desirable R3 Medium Density zoning, the property presents exciting scope to extend, knock down and rebuild, or explore the potential for an addition of a granny flat (all subject to council approval), making it especially attractive to future-focused buyers.

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AUCTION

Sat 21st Feb @ 3:30PM

VIEW

Sat 21st Feb @ 3:00PM - 3:30PM

AGENTS

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AGENCY

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Notable Features:

- Well-presented brick clad residence
- Two bedrooms with built ins wardrobes
- Separate lounge and dining areas
- Modern kitchen with dishwasher
- Neat bathroom with separate bath and shower
- Rear covered entertaining area
- Inground swimming pool
- Double carport
- Land Area - 455sqm approx.
- R3 Medium Density zoning
- High side of the street
- Approx. 300m walk to Merrylands Public School
- Also within easy reach to Merrylands High School and Bus Transport
- Extend, rebuild or explore the potential to add a granny flat (STCA)
- Minutes' drive to Merrylands and Parramatta CBD

Conveniently located within minutes' drive to Merrylands and Parramatta CBD, and close to shops, schools and transport, this is a smart and affordable entry into a high-growth location.

MORE DETAILS

Property ID	2GPZF9E
Property Type	House
Land Area	455 m2
Including	Toilets (1) Built-in-Robes Car Parking - Surface Close to Schools Close to Transport



Paulette Ghaleb 0408 888 810

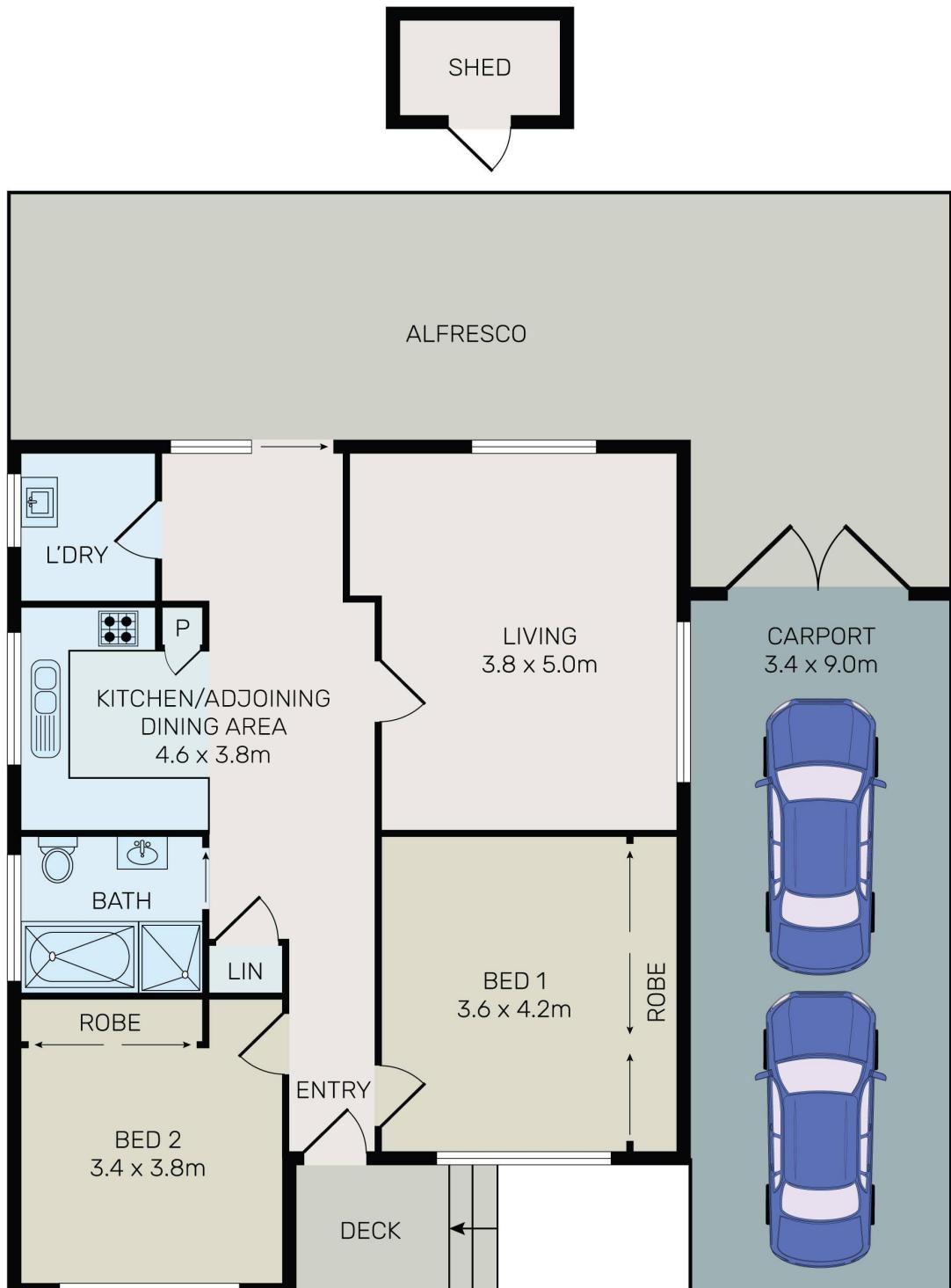
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All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



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 **LJ Hooker**