

## Merrylands, 91 Clarence Street

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

Selling Mainly for Land Value - Premier Location

A great real estate opportunity with loads of potential to offer.

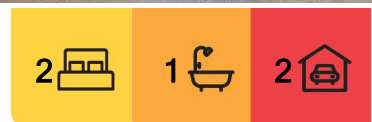
Nestled in the popular Hilltop locale, in a convenient location within easy reach to most amenities, this full brick residence desperately needs tender love and care and for those with a knack for renovating, this may be a great project to work on and transform it back to its former glory!

Alternatively knock down and build that dream home you have always wanted or explore the development potential it may have to offer (subject to council approval of course).

Notable features include:



**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**  
\$1,050,000

**View**  
[ljhooker.com.au/2FFGF9E](http://ljhooker.com.au/2FFGF9E)

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

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(02) 9637 8555**



- \* Older Style Full Brick Home in Need of TLC
- \* 2 Bedrooms
- \* Separate Lounge
- \* Large Sunroom/Enclosed Porch
- \* Zoned R3 Medium Density
- \* Level Block —462.7 sqm approx. (as per DP)
- \* Renovate & Live In
- \* Knock Down & Build Your Dream Home (subject to council approval)
- \* Explore the Potential it May Have to Offer for Future Development
- \* 1.2 Km Approx. to Stockland Mall
- \* Only Metres to Hilltop Shops and eateries
- \* 900 Metres approx. to Hilltop Primary School
- \* Minutes' Drive to Parramatta CBD & Westmead Medical Precinct
- \* Only 500 Metres Approx. to M4 Providing Easy Access to Sydney CBD
- \* Holroyd Gardens, Bus Transport and Other Amenities Also Within Easy Reach

## More About this Property

<b>Property ID</b>	2FFGF9E
<b>Property Type</b>	House
<b>Land Area</b>	462.7 m2
<b>Including</b>	Toilets (2) Car Parking - Surface Close to Schools Close to Shops Close to Transport

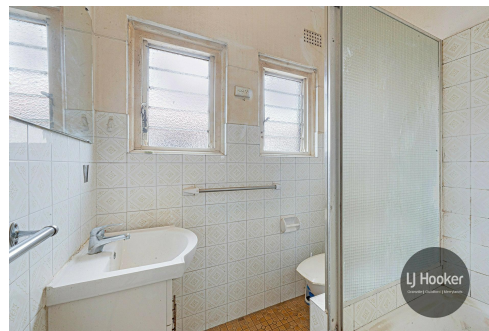
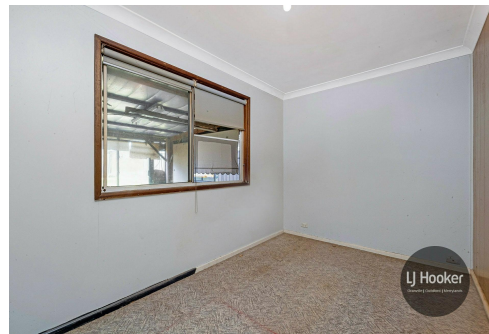
**Paulette Ghaleb 0408 888 810**

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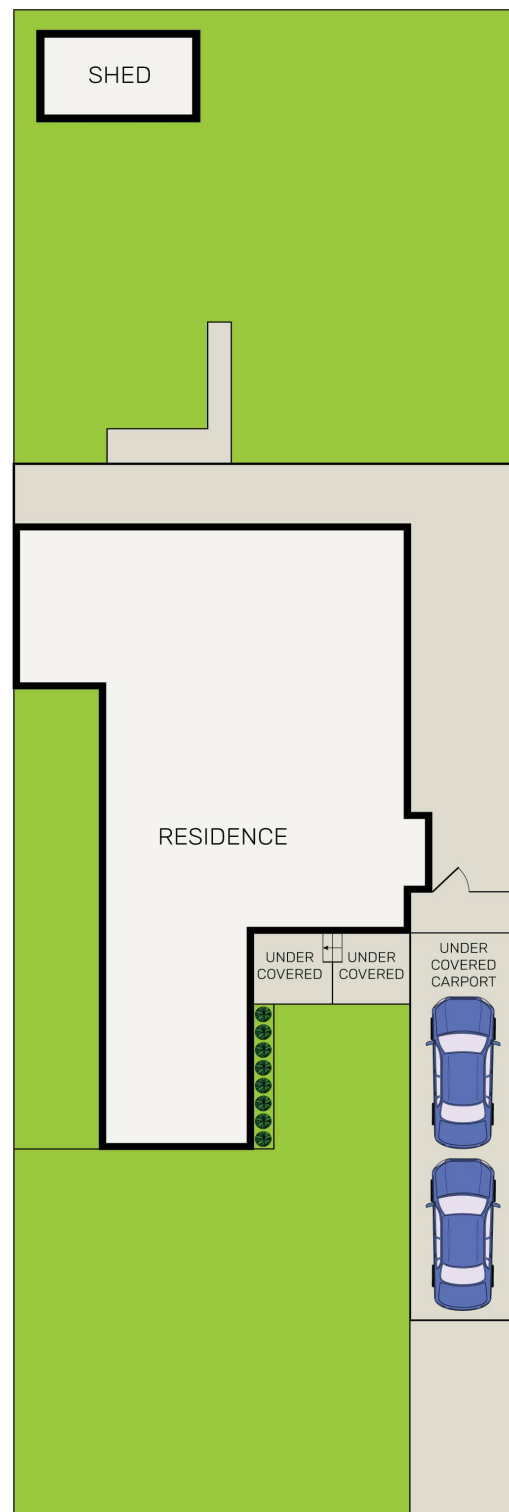
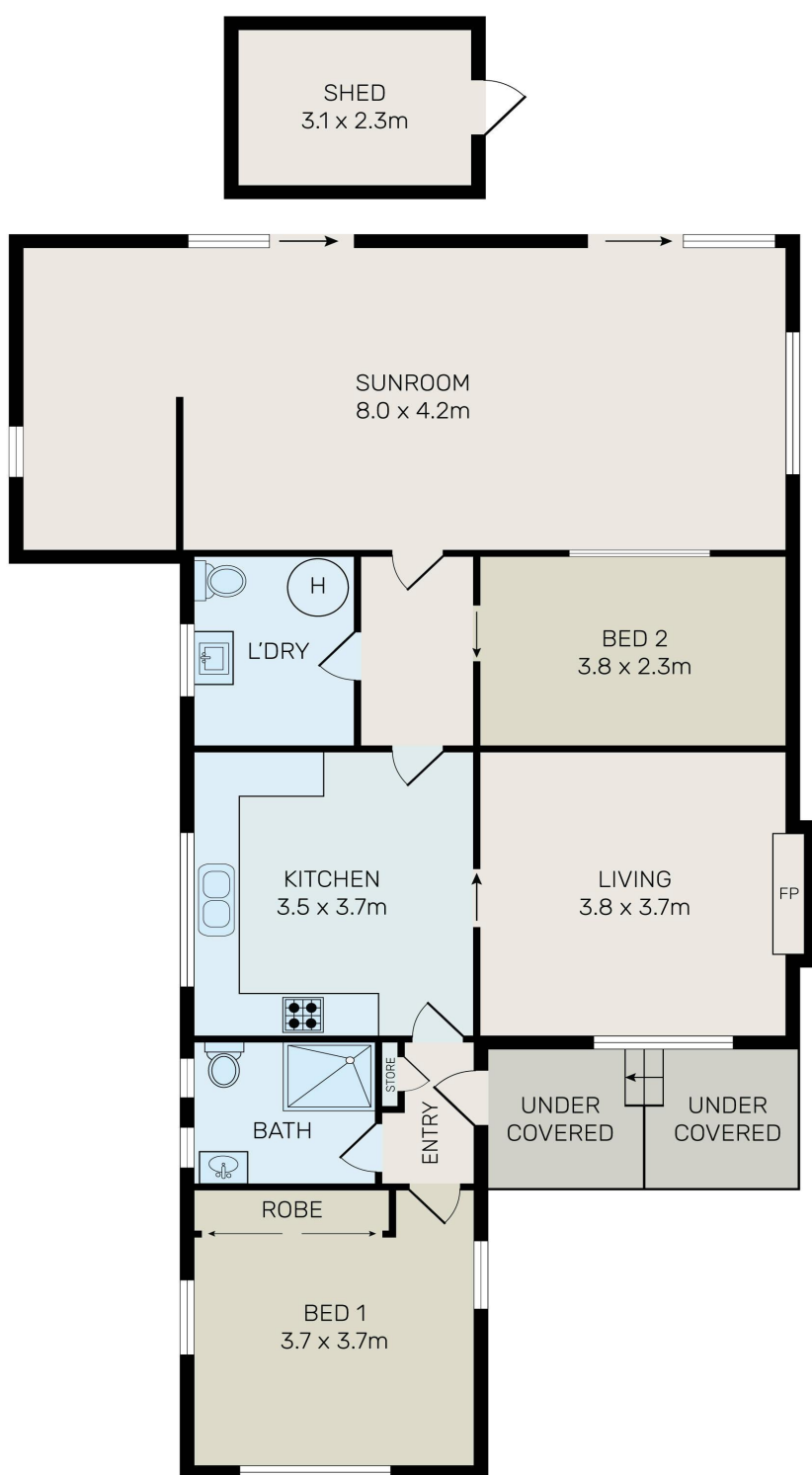
42 South Street, GRANVILLE NSW 2142

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