



## Merrylands, 96 Myall Street

Blue Ribbon Location Plus Huge 714.5 sqm Block Approx.

Set in one of Merrylands most desirable locations within easy reach to most amenities, 96 Myall Street, Merrylands is a fantastic choice for home buyers, developers, or investors alike.

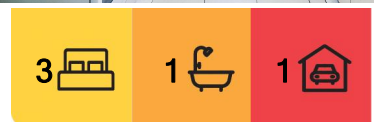
Nestled on a superb north facing parcel of land - 714.5 sqm approx. (as per DP) which boasts a 15.24 metre (approx.) street frontage, offering scope for future development including duplex, new home build with extras such as pool or the addition of a granny flat (subject to council approval).

Selling mainly for land value, notable features include -

- \* Older style home with north facing aspect
- \* 3 bedrooms
- \* Lounge & separate dining area



**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.



**Auction**  
Sat 22nd Feb @ 3:30PM

**View**  
By Appointment

**Contact**  
**Paulette Ghaleb**  
0408 888 810  
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**LJ Hooker Granville | Guildford | Merrylands**  
**(02) 9637 8555**



- \* Superb parcel of land - 714.5 sqm approx. (as per DP)
- \* 15.24 metre frontage approx.
- \* Zoned R2 Low Density
- \* Beautiful easement free block
- \* Development potential (Subject to Council Approval)
- \* Set within easy reach to Parks, Schools, Shops and Transport

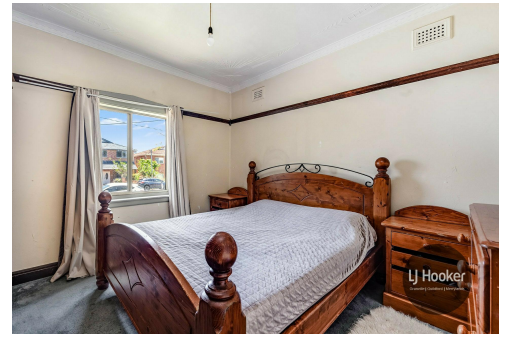
Homes like this are fast becoming scarce.

## More About this Property

<b>Property ID</b>	2FE7F9E
<b>Property Type</b>	House
<b>Land Area</b>	714.5 m <sup>2</sup>
<b>Including</b>	Toilets (2) Close to Schools Close to Shops Close to Transport

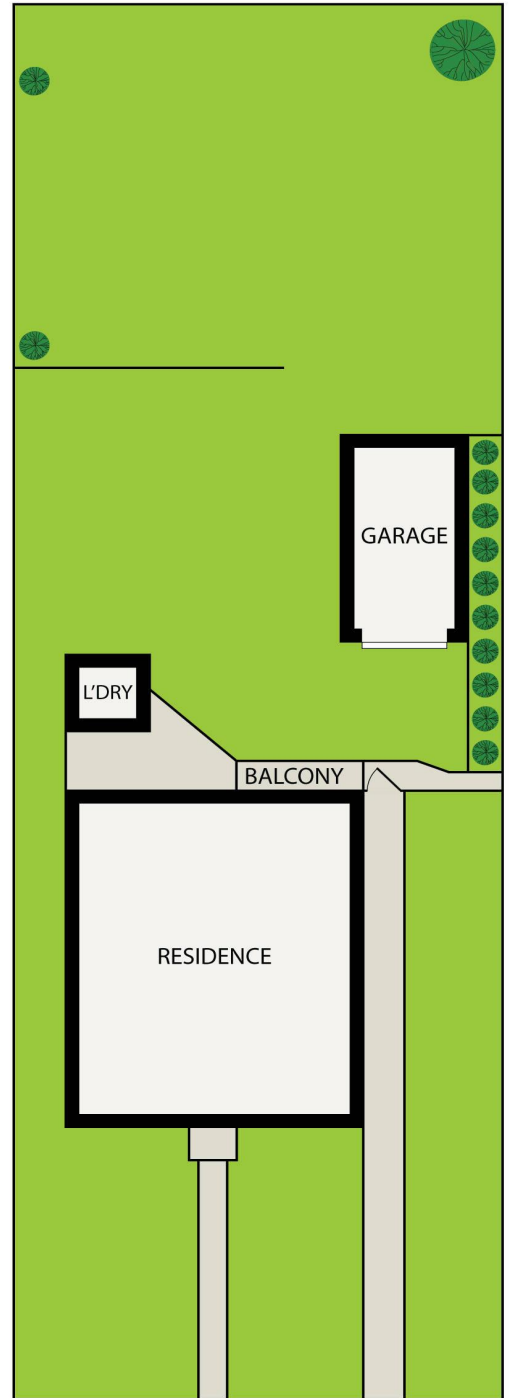
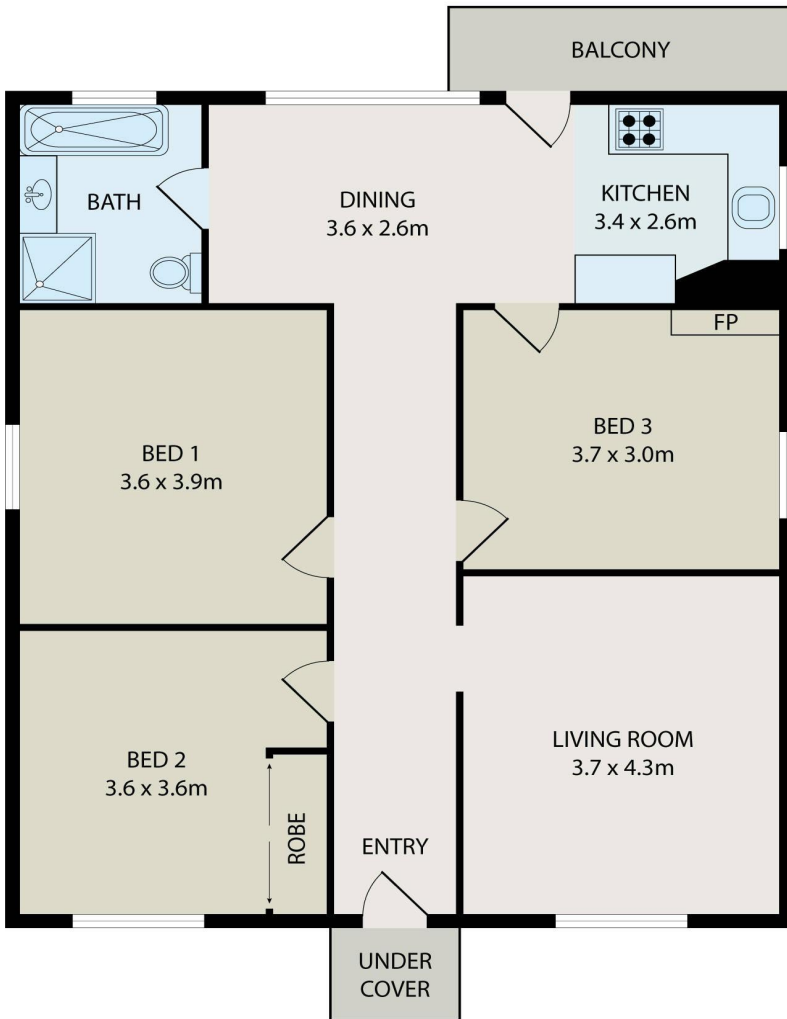
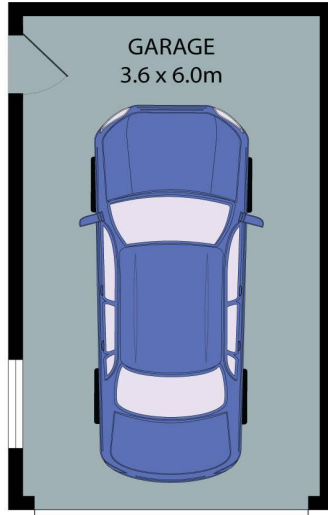
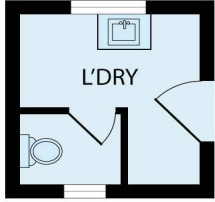
**Paulette Ghaleb 0408 888 810**  
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