



Merrylands, 96 Myall Street

Sold by Paulette Ghaleb 0408 888 810

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.



For Sale
\$1,650,000

View
ljhooker.com.au/2FE7F9E

Contact
Paulette Ghaleb
0408 888 810
pghaleb.merrylands@ljhooker.com.au

**LJ Hooker Parramatta | 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.

Best & Final Offer to be Submitted Tuesday the 8th April 2025 at 4.00pm.

Forward your offer by email to pghaleb.merrylands@ljhooker.com.au or text 0408 888 810.

More About this Property

Property ID	2FE7F9E
Property Type	House
Land Area	714.5 m2
Including	Toilets (2) Close to Schools Close to Shops Close to Transport

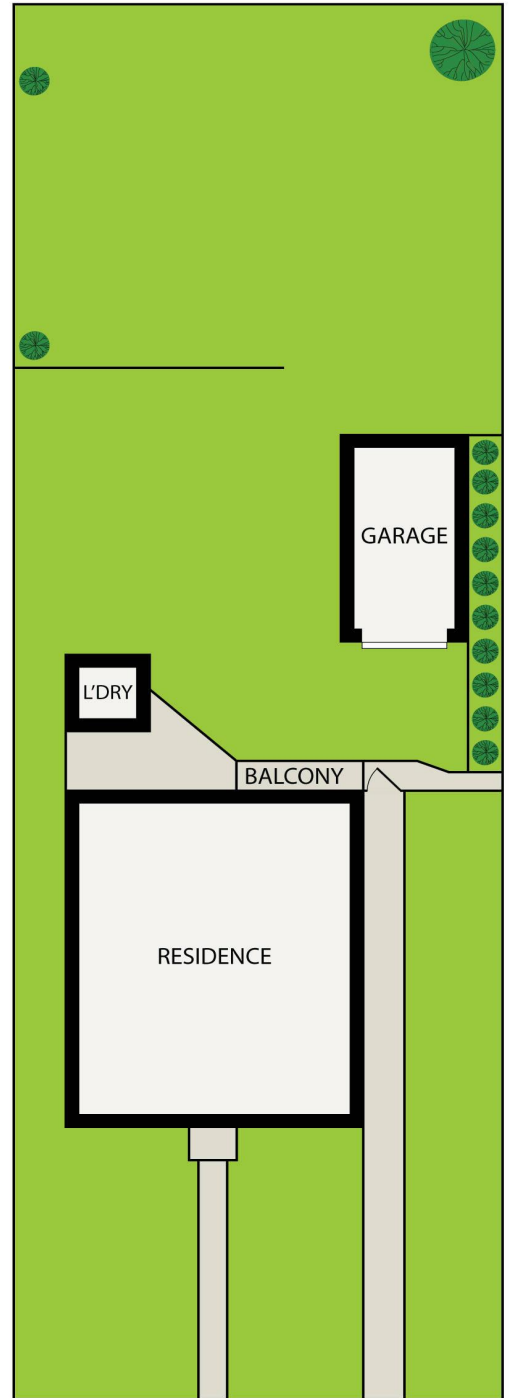
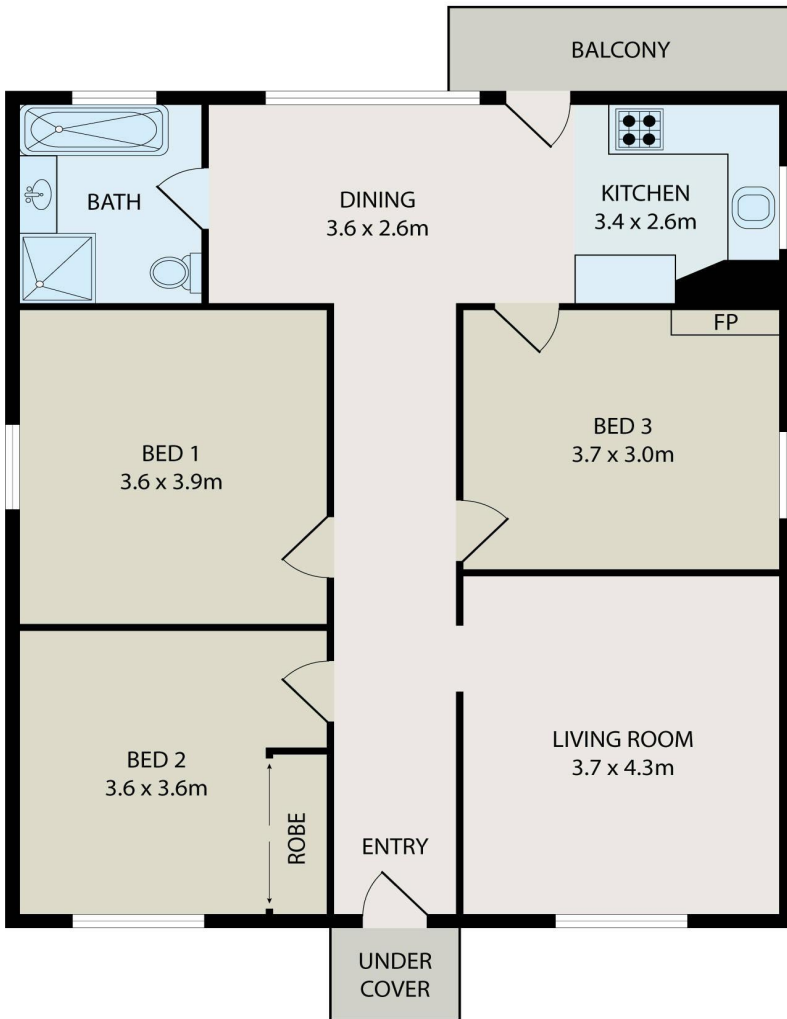
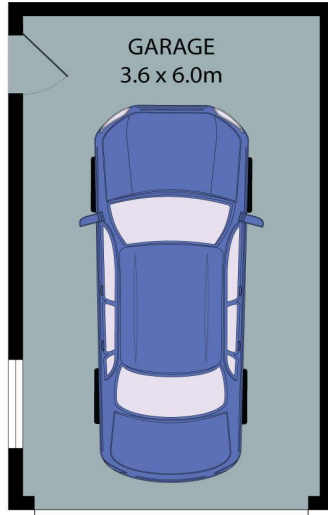
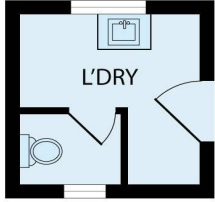
Paulette Ghaleb 0408 888 810
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