Morning Property
11 William St,
Fairfield NSW 2165

48 Brian St, Merrylands, NSW 2160

price guide $1,700,000 negotiable

House 4 1



DA Approved Duplex Site

An outstanding opportunity for builders, developers and investors, this generous 588.1sqm parcel with a 15.85m street frontage comes with DA approval for the construction of a five-bedroom duplex, while currently offering a well-presented four-bedroom freestanding home.

Open for Inspection

By Appointment.

Whether you're looking to proceed with the approved development, secure a property with future potential, or simply enjoy the existing family home, this property presents an exciting opportunity in a highly convenient Merrylands location.

Property Highlights:

DA approved for a 5-bedroom duplex development
Generous 588.1sqm land size
Wide 15.85m street frontage
Existing well-presented 4-bedroom freestanding home
Modern bathroom and internal laundry
Carport and garden shed
Additional off-street parking
Walking distance to schools, shopping and T-Way bus services
Excellent opportunity for builders, developers, investors and owner-occupiers

Outgoings:
Council: $500 per quarter
Water: $195.02 per quarter
Land: 588.1sqm

Contact Joelle Achi on 0405500540 to organise inspection or request further information.

DISCLAIMER: All information contained herein has been gathered from sources believed to be reliable; however, no guarantee is given as to its accuracy

Listed By
Joelle Achi

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Listing Number: 3552973

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.