

48 Brian St, Merrylands, NSW 2160

\$1,550,000

Industrial Land



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

Sofia Makdissi

Phone: (02) 8677 7163

Mobile: 0405 922 914

Mobile: 0405 500 540

