



STRATHFIELD PARTNERS
REAL ESTATE AGENTS



45-47 Merrylands Road Merrylands NSW

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Invest now and develop in the future stca! Positioned in an enviable, park-side location, within 350m to Merrylands Station and amenities is this offering of two houses for sale with a combined land size of 1,277.3sqm approx. and excellent development potential with R4 High Density Residential zoning.

View : <https://www.strathfieldpartners.com.au/sale/nsw/parramatta/merrylands/residential/house/5963917>

- * Two houses for sale in one line total 1,277.3sqm approx.
- * Number 47 - 752.5sqm and Number 45 - 524.8sqm
- * Well-presented single storey homes with off street parking
- * Immediately liveable/rentable with development potential stca
- * Elevated, on the high side of the street, opposite Granville Park
- * Easy walk to Merrylands Station, local amenities and Mall

- * Directly opposite Granville Park

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