



**STRATHFIELD PARTNERS**  
REAL ESTATE AGENTS



### 45-47 Merrylands Road Merrylands NSW

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.

**Building Size** : 1227.3 sqm  
**Land Size** : 1227.3 sqm  
**View** : <https://www.strathfieldpartners.com.au/sale/nsw/parramatta/merrylands/commercial/development/5963918>

- \* 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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