

**108 Railway Terrace, Merrylands, NSW, 2160**

**House For Sale**

Wednesday, 18 December 2024



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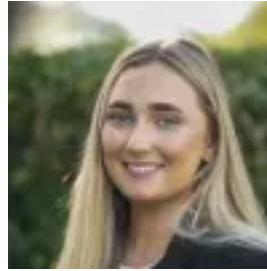
**Bedrooms: 1**

**Bathrooms: 1**

**Type: House**



Rocco Ranieri  
0296304888



Emily Ranieri  
0296304888

## **Prime Residential / Commercial Development Opportunity in Merrylands**

Situated on Railway Terrace, this property benefits from excellent accessibility and visibility, nestled within a vibrant neighborhood that boasts a mix of residential and commercial developments.

The area is characterized by a dynamic metropolis, with nearby shopping malls, office buildings, and an array of amenities that cater to modern living. Enjoy the convenience of urban life while being surrounded by nature and green spaces.

This blank canvas opportunity affords the buyer the following development opportunities:

- Land size: 386m<sup>2</sup> approx.
- Zoning: E1 - local centre
- FSR: 2:1
- Height of building: 21m
- Council: Cumberland council
- Older style house in need of either major refurbishment or alternatively complete demolition

Inspections as advertised.

Register your interest in this unique property today.

DISCLAIMER: "All information contained herein is gathered from sources we believe to be reliable. However, R&W Parramatta cannot guarantee its accuracy and interested persons should rely on their own enquiries".