

16 Arcadia Street, Merrylands West, NSW, 2160



House For Sale

Wednesday, 15 January 2025

16 Arcadia Street, Merrylands West, NSW, 2160

Bedrooms: 3

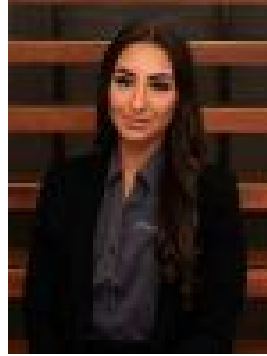
Bathrooms: 1

Parkings: 1

Type: House



Daniel Starr
0297606666



Gemma Stojanovic
0297606666

DOUBLE LOT PROPERTY - OPEN TO VIEW SAT 18/01/2025 @ 3-3.30PM

Perfectly positioned just steps from Arcadia Street Park and only 350 metres walk to Merrylands West Shopping and the fast T-Way bus for both Parramatta and Liverpool, here is a fantastic opportunity for developers seeking an opportunity to create dual residences subject to council approval. The 404.6 sqm block includes a clean, original three-bedroom home. The main bedroom is complemented by its own air conditioner, separate formal and informal dining spaces with an air-conditioned lounge, gas kitchen with stainless steel appliances including dishwasher plus a well-presented bathroom with additional guest toilet in the laundry. The property has plenty of off-street driveway parking, a separate lock-up garage, garden shed and a workshop with a manicured leafy back yard. 550 metres walk to school and 650 metres walk to Merrylands Park from this handy location.

- * 404.6 sqm double lot property
- * 12.19 metre street frontage
- * Clean original 3-bedroom stand-alone home
- * Separate lock-up garage plus garden shed
- * Walk to shops, park, T-Way bus and school
- * Council: \$463pq | Water: \$195.02pq

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