



### 832 Merrylands Road Greystanes NSW

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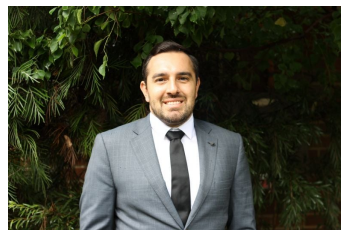
Alex Georgiou & Nick Bardon of Elders Real Estate are proud to present 832 Merrylands Road, Greystanes.

Set on a generous 581.7m<sup>2</sup> of R2 zoned land, a 15.9m street frontage, and on the high side of the street, 832 Merrylands Road is full of endless opportunities.

On offer is a 3-bedroom, 1-bathroom meticulously maintained red brick home, tightly held by the same family for over 40 years. This property is situated in the quietest section of Merrylands Road located close to Greystanes Road. Stormwater services and sewerage easement is located at the front of the property, providing a blank canvas for a development opportunity (S.T.C.A).

If you are looking for a home ready to move into, duplex development (S.T.C.A), or a property situated in a premium

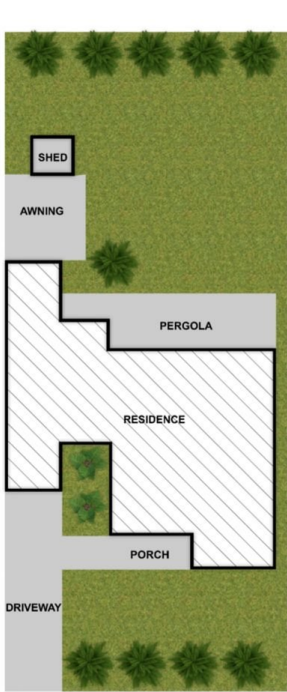
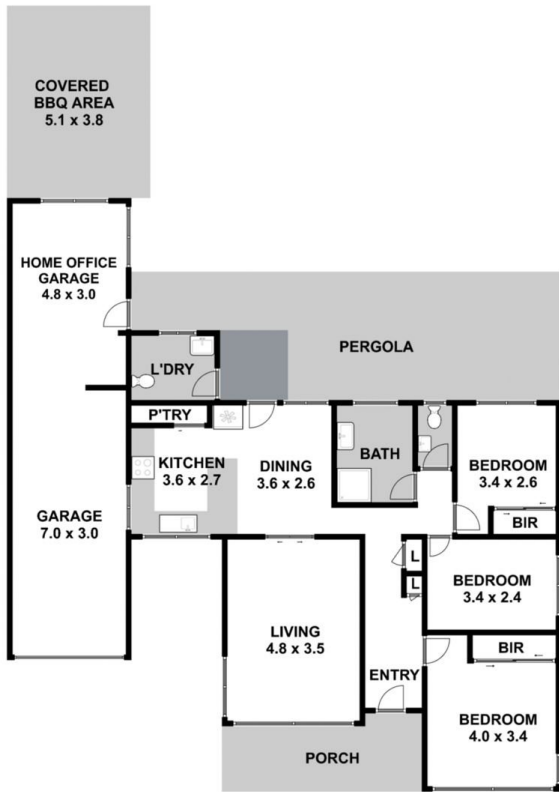
**Price** : Auction Price Guide \$1,200,000  
**Land Size** : 581.7 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/parramatta/greystanes/residential/house/7623433>



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