

**SOLD**

**AUCTION: SATURDAY 7TH MARCH 9:30AM  
ONSITE**

Sought-after Hilltop locality - Land 714.5sqm (approx. 14.47m x 50m)

Conveniently located in a sought-after Hilltop locality, this property presents an outstanding opportunity for developers, investors, or astute buyers seeking future upside in a highly accessible location.

Positioned on a quiet residential street and within walking distance to local shops, Hilltop Public School and bus transport, the home is set on a generous, level parcel of approximately 714.5sqm (approx. 14.47m x 50m), offering excellent potential.

The existing residence is a solid three/four-bedroom home featuring polished timber floorboards, built-in wardrobes, a gas kitchen, and a north-facing backyard that enjoys excellent natural light. Freshly painted throughout, the home is comfortable to occupy or lease, providing valuable holding income while future improvements or redevelopment are planned.

Ideally located within close proximity to Parramatta Westfield, Westmead Hospital and train station, as well as local schools, transport and major road links, this property represents a strategic acquisition in one of Western Sydney's strong growth corridors.

Key features include:

- Development potential (STCA)
- Approx. 714.5sqm level block (approx. 14.47m x 50m)
- Solid 3/4-bedroom family home
- Freshly painted with polished timber floorboards throughout
- Built-in wardrobes to three bedrooms
- Gas kitchen with ample storage and eat-in dining
- Main bathroom with separate shower and bathtub
- Internal laundry with second toilet
- Level, north-facing backyard with storage shed and under-house storage
- Walking distance to schools, shops and bus transport
- Close proximity to Parramatta Westfield, Westmead Hospital and train station
- Quiet and convenient residential location

**4 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$1,605,000**

**OPEN FOR INSPECTION:**  
**N/A**



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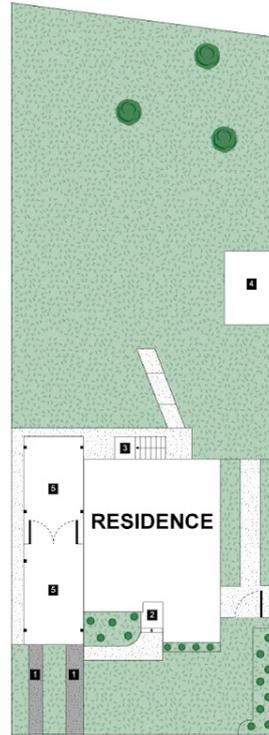
[buyingsellingrenting.com.au](http://buyingsellingrenting.com.au)

# 25 Norman Street, Merrylands

3 Bed 1 Bath 2 Car



FLOOR PLAN



SITE PLAN

## LEGEND

1. Driveway
2. Porch
3. Patio
4. Shed
5. Carport

Internal : 94m<sup>2</sup>  
External : 49m<sup>2</sup>



All information contained herein is gathered by Little Hinges. Whilst the scanning technology is highly reliable, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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