

# 11 Eric Avenue, Merrylands, NSW 2160

Cumberland Realty

## House For Sale

Thursday, 13 June 2024

11 Eric Avenue, Merrylands, NSW 2160

Bedrooms: 3

Bathrooms: 2

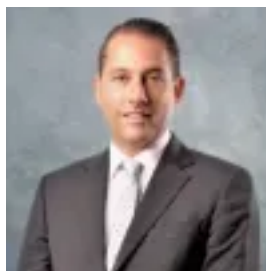
Parkings: 4

Area: 967 m2

Type: House



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## EXPRESSIONS OF INTEREST

11 ERIC AVENUE, MERRYLANDS Situated in a prime cul-de-sac location on approx. 967.5m<sup>2</sup> land size. this single-level 3-bedroom brick veneer home will surely impress the most astute buyer looking at renovating, building their dream home or granny flat STCA. Do not miss this opportunity to capitalise on the opportunities in this peaceful, serenity location Close to all conveniences including schools, shops, recreational, and transport. Features Include:- 3 Good sized bedrooms with built-in wardrobes- Kitchen area with meals area- Combined lounge and dining area- Double-sized shower with toilet- Split System Air Condition- Rear Rumpus / Family Room- Double garage with workspace, plus a double carport- Shed with outside 2nd toilet- Flat block with North/East facing rear- Currently rented for \$750 per week. Lease expiry - 7th March 2025. Location Distances - Positioned in a highly sought precinct just moments to a myriad of amenities:- Fowler Rd Special Education school: 900m- Merrylands Public School: 1.1km- Merrylands High School: 2.0km- Cerdon College Girls Catholic School: 2.2km- Bus Stop (804 service): 400m- Stockland Mall: 2.1km- Merrylands Bowling Club: 1.0km- Train Station: 2.3km- Parramatta CBD : 4.6km This opportunity is a beauty! If you wish to buy but need to sell first, please call Franco for a free market appraisal on 0424 718 745. Disclaimer: The information presented has been furnished from sources we deem to be reliable. We have not verified whether or not the information is accurate and do not accept any responsibility to any person and do no more than pass it on. All interested parties should rely on their own enquiries in order to determine the accuracy of this information.