

**12 Mills Street, Merrylands, NSW 2160**



**Sold House**

Wednesday, 14 February 2024

12 Mills Street, Merrylands, NSW 2160

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 292 m2**

**Type: House**



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**\$1,150,000**

Offering fresh and modern presentation throughout, this exceptional four-bedroom duplex home offers plenty of comfort and space across a quality, low-maintenance floorplan. With lovely easy-care flooring and ducted air-conditioning throughout, plus high ceilings across the downstairs living areas, the home enjoys substantial sunlight and airflow all year round. Featuring a beautiful gas kitchen with stainless steel appliances and breakfast bar, an internal laundry, downstairs guest powder room, built-in robes in all bedrooms including a master with a walk-in robe and ensuite bathroom, a premium fully-tiled main bathroom with separate tub, plus ample storage, there is nothing more needed for an exceptional lifestyle. Entertainers will love the covered courtyard and spacious backyard with water tank, plus there is a lock-up garage with remote access and additional driveway parking. Inclusive of security intercom, plus 20 solar panels delivering excellent energy savings, everything you need is here in a supreme position just 500 metres to Merrylands West Shopping and the fast T-Way bus to Parramatta and Liverpool, and 550 metres to school with easy access to the train station, Merrylands Park and the M4 Motorway. \* 4 bedrooms with built-in robes with ensuite to main\* Ultra-modern kitchen with stone bench tops\* Spacious living with ducted air-conditioning\* Spacious north-facing aspect on 292sqm land size\* Walk to shopping, T-Way bus and school\* Council: \$380pq | Water: \$195.46pq\* Investors Note: Potential rental return \$800 - \$850 per week 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.