

13 Elford Cresent, Merrylands, NSW 2160



Sold House

Sunday, 13 August 2023

13 Elford Cresent, Merrylands, NSW 2160

Bedrooms: 4

Bathrooms: 2

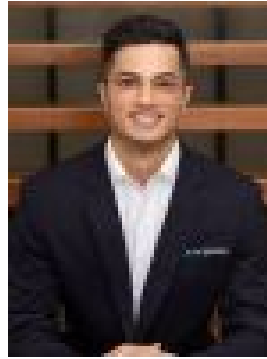
Parkings: 2

Area: 391 m2

Type: House



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\$1,251,000

Located in a highly cherished Merrylands location on an ideal corner block, this fabulous four-bedroom, two-storey residence offers wonderful living in an exceptional family location. Featuring premium easy-care flooring with ducted air-conditioning throughout, the quality residence is ready for living with a generous family room plus separate formal and informal dining areas, a bright gas kitchen with dishwasher, internal laundry with convenient downstairs toilet, plus four bedrooms all with built-in robes and ceiling fans including a spacious master suite with walk-in robe and private ensuite bathroom. All downstairs windows include security screening or window shutters, plus there is a double lock-up garage with internal entry, in addition to the all-weather covered entertaining area overlooking your low-maintenance yard. The package includes community access to manicured parkland and tennis court, all less than 300 metres to Merrylands West Shopping, a little further to the T-Way bus for fast access to both Parramatta and Liverpool, and approximately 750 metres walk to school.* 4 bedroom corner position stand-alone home* Bright gas kitchen with stainless steel appliances* Ducted air-conditioning throughout* Double lock-up garage with remote access* Access to parks, tennis, shopping and the T-Way bus* Council: \$406pq | Water: \$176pq | * Investors Note: Potential rental return approx \$900 - \$950 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.