13 Merrett Crescent, Greenacre, NSW 2190
House For Sale

Tuesday, 26 March 2024

PACE

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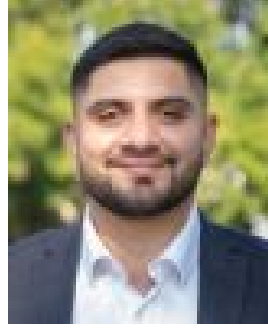**Bedrooms: 3**　　**Bathrooms: 2**　　**Parkings: 2**　　**Area: 575 m2**　　**Type: House**

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AUCTION

Offering a wealth of potential and opportunity, this north-facing home with studio offers already DA approved plans to build luxury duplexes and extends over a sprawling 575.4sqm parcel with a 15.24sqm frontage. Beautifully maintained and presented, the primary residence offers an array of living spaces, five bedrooms and seamless access to a private backyard. Additionally, the studio at the rear is complete with air-conditioning, down lighting and is currently utilised as a hair salon. With a 15.24m frontage, this home/duplex site is nestled with a cul-de-sac and just 1.0km from Greenacre shops.- DA approved plans for duplex's unfolds over a 575.4sqm block, 15.24m frontage - Streamlined single-level home and studio welcomes a northerly orientation- Enter via the bright living room, additional lounge/dining features a fireplace- Open-air terrace and child-friendly backyard is perfect for outdoor activities - Well-maintained kitchen features stainless steel appliances, timber cabinetry - Five double bedrooms with highlight windows, two are fitted with built-ins- Main bathroom offers a separate bath and shower, internal laundry, guest w/c- Air-conditioning, downlighting, combustion fireplace, original timber and tile - Studio space extends to an undercover area, internal laundry, duplex potential- Easy walk to Northcote Park, Coles, public transport, schools and diverse diningDISCLAIMER: While PACE Property Agents have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. PACE Property Agents urges prospective purchasers to make their own inquiries to verify the information contained herein.