

**14 Morris Street, Merrylands, NSW 2160**

**Raine&Horne.**

**House For Sale**

Tuesday, 28 May 2024

14 Morris Street, Merrylands, NSW 2160

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

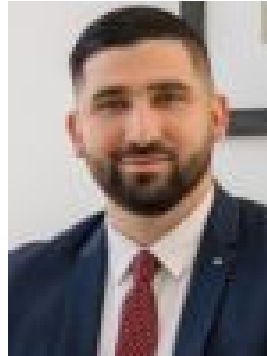
**Area: 722 m2**

**Type: House**



Sam Ruisi

0297251445



Aldo Ianni

0433644566

## Auction

This solid, double brick single level home in a family-friendly neighbourhood opposite a playground and park; was built in early 1960's and retains many original features which fill it to the brim with charm and warmth - if you like all things retro, then you will adore this. North facing, the home is positioned at the front of the low maintenance 722m<sup>2</sup> block, with a large powered double lock-up garage and multipurpose building at the rear of the block with kitchen, cellar/storage, shower, toilet, entertaining area, and patio - a perfect man-cave or she-shed. This rare parcel of land has a great development potential for a DUPLEX or Granny Flat (stca). Summary of features:- ☑ Sunny north facing front porch at entry- ☑ Wide hallway with gas stove for heating- ☑ 3 bedrooms - all with built-in robes- ☑ Retro bathroom: separate shower & bath- ☑ Formal air-conditioned lounge at front- ☑ Formal dining area opening to pergola- ☑ Family room with interior brick & timber- ☑ Large kitchen with timber cabinetry- ☑ Tiled flooring throughout - no carpets- ☑ Decorative cornices add grace & class- ☑ Separate multipurpose garage/building- ☑ Gated side access to DLUG & parking- ☑ Minimal grass to mow, easy-care block- ☑ Walk to schools, childcare, bus, train- ☑ Close to sporting/leisure & shopping- ☑ Family-friendly location in every way Renovators, property-flippers, aficionados of this era of home, and location-drive buyers should all take a serious look. This has been tightly held since 1969 by current owners, for good reason. The potential is enormous, the opportunity exceptional. Council Rates: \$411 per quarter (approx) Water Rates: \$174.39 per quarter (approx) Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.