

**16 Yoogali Street, Merrylands, NSW 2160**



**House For Sale**

Tuesday, 23 April 2024

16 Yoogali Street, Merrylands, NSW 2160

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 600 m2**

**Type: House**



Ramin Rahimi  
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## AUCTION

Set on an elevated great size 600.7sqm corner block with dual driveway access, here is a wonderful family home opportunity with plenty of upside. The single-level air conditioned three bedroom brick residence includes a large family room, eat-in kitchen, four-way bathroom, ceiling fans in all bedrooms plus a laundry with additional toilet and separate storage room. The covered entertaining courtyard overlooks a large, flat lawn with garden shed offering plenty of space for a potential granny flat addition subject to council approval. Just 130 metres to bus transport and Central Gardens Nature Reserve, 500 metres to Merrylands West shopping and the T-Way bus for fast access to both Parramatta and Liverpool, this is a great location with easy access to anything you need in the area. Developers may consider duplex construction (STCA) on this ideal corner position. Start your enquiries today.\* Great size 600.7sqm corner block with dual driveway access\* 3 bedroom brick veneer family home\* Large family room plus eat-in kitchen \* Lock-up garage plus driveway parking\* Walk to T-Way and Merrylands West Shopping\* Council: \$451pq | Water: \$192pq | Land: 600.7sqmDISCLAIMER: 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.