

**18 Bristol Street, Merrylands, NSW 2160**



**Sold House**

Monday, 30 October 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 638 m2**

**Type: House**



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**\$1,200,000**

This 4 bedroom home is a haven of modern comfort and endless potential. Whether you are a builder, a first-time homebuyer or an investor, this home has something exceptional to offer. Nestled on a generous 639m<sup>2</sup> block of land, this property not only presents a comfortable lifestyle for a growing family but an incredible development opportunity with its duplex or granny flat potential (STCA). Furthermore, the possible rental return of \$750 - \$800 per week makes it an attractive investment opportunity. Location couldn't be more convenient, with easy access to bus services including Tway, short walk to local shopping centre, various school and beautiful parks. Features include:

- Land size 638.6m<sup>2</sup> / 15.85m frontage
- Potential duplex site or second dwelling (SCTA)
- 4 bedrooms, 2 with mirrored built in wardrobes
- Large main bedroom with an ensuite
- Large family room with a split system air conditioning
- Renovated modern kitchen with gas cooking
- Recently renovated, fully-tiled main bathroom
- Laminated flooring throughout
- Large 2 car tandem garage with plenty of off-street parking
- Potential rental income \$750 - \$800 per week

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