

23 Derby Street, Merrylands, NSW 2160

Sold House

Wednesday, 13 September 2023

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Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 365 m2

Type: House



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\$1,150,000

Your Dream Home Awaits! Are you searching for a spacious and inviting home that ticks all the boxes? Look no further! We are thrilled to present to you this stunning duplex, only designed to cater to your family's every need. Located in a highly sought-after neighborhood, just moments away from public transport, quality schools, and shopping centers, with the vibrant Parramatta CBD within easy reach, this residence offers the ultimate in convenience and comfort.- Enter inside and be greeted by an abundance of natural light. The open and airy layout creates a sense of space and provides the perfect backdrop for unforgettable family moments. - Elevate your lifestyle with the beautiful polyurethane kitchen with gas cooking. Designed to impress even the most discerning homeowners, this elegant culinary haven is ideal for both families and entertainers, providing an exceptional space for creating delicious meals and hosting memorable gatherings. Whether you're cooking for your loved ones or hosting a dinner party, this kitchen offers the perfect layout.- Step outside into the entertaining area and be embraced by its inviting charm. The seamless transition between indoor/outdoor spaces creates a harmonious atmosphere that allows you to entertain all year round. - The spacious living room offers a comfortable space to unwind, watch movies, or simply enjoy quality time together.- Offers four bedrooms, all with built-in wardrobes. The master bedroom features two built-in wardrobes, an ensuite, and a balcony, offering a private retreat within your own home. - Beautiful family bathroom, plus third toilet downstairs and internal laundry.- Additionally, there is a dedicated study space on both levels, perfect for remote work or study.- Large, sunny rear yard, with plenty of space for children and pets. - Remote entry single garage with internal access.- Ground floor boasts beautiful tile flooring, creating a modern and stylish atmosphere, while the upstairs bedrooms are adorned with carpeting, offering a cozy retreat for restful nights.- Stay cool during the summer months with ducted air conditioning throughout the upper level. The ground floor features a split system for climate control,Commuting is a breeze with excellent public transport options just a stone's throw away, ensuring stress-free journeys to work or school. For families with children, rest assured that quality public and private schools are within close proximity, providing exceptional education choices. And when it's time to indulge in some retail therapy or enjoy a meal out, a plethora of shopping centers and dining options await your exploration.Conveniently located near Parramatta CBD, Australia's third-largest CBD, this property is perfectly situated to take advantage of all the benefits of city living. With easy access to major transportation hubs like Granville and Guildford railway stations, you'll have a direct corridor to the bustling heart of Parramatta.With its prime location, superior features, and an ideal blend of comfort and style, this spacious duplex is an absolute gem waiting to be discovered. Don't miss the opportunity to make this your forever home. Contact us today to schedule a viewing and embark on a new chapter of your family's journey. Rental Appraisal: \$850 per week **DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, Cumberland Realty does not make any representation as to the accuracy of the information contained in the advertisement. Cumberland Realty does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries.