

**29 Yoogali Street, Merrylands, NSW 2160**



**House For Sale**

Wednesday, 27 March 2024

29 Yoogali Street, Merrylands, NSW 2160

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 581 m2**

**Type: House**



Paulette Ghaleb

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## **Auction - Must be Sold**

Set in a desirable Merrylands pocket and boasting a combination of both potential & convenience, this much-loved brick residence with northerly aspect, is nestled in a quiet street within easy reach to most amenities. Set on a lovely parcel of land - 581 sqm approx. (as per DP) on the high side of the street, the property is well presented and would make an ideal first home, investment, or downsizing opportunity. For those looking to knock down and build a dream home in a family friendly location (subject to council approval) 29 Yoogali Street, Merrylands could be the perfect choice. Alternatively, if you are a builder or developer, explore the development potential it may have to offer for a dual occupancy (subject to council approval). Notable features include: \* Much loved family home in popular locale \* 3 bedrooms plus study \* Built in wardrobes in all bedrooms \* Separate lounge \* Updated kitchen with adjoining dining area \* Two bathrooms \* Air conditioning and timber floors \* Double lock up garage \* Double Carport \* Covered outdoor entertaining area \* Land Area - 581 sqm approx. (as per DP) \* North facing aspect \* Development potential (subject to council approval) \* Set within easy reach to local Shops, Schools, Parks, Transport and other amenities \* Minutes' drive to Westmead Medical Precinct and Parramatta CBD