

3 Gloucester Avenue, Merrylands, NSW 2160

House For Sale

Saturday, 18 May 2024

3 Gloucester Avenue, Merrylands, NSW 2160

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 696 m²

Type: House



George Lattouf
0404004754



Daniel Eid
0410689567

Auction Onsite Saturday 15th June at 1:45pm

Welcome to your oasis of comfort and space in this breathtaking brick family home, from spacious interiors to the enticing outdoor amenities this residence offers the ultimate contemporary living. Sitting proudly on a 696 sqm double lot and zoned R3 (medium density) this property offers endless development possibilities (STCA). - Enjoy the comfort of four (4) large bedrooms, each boasting built-in robes, offering ample storage, space for relaxation and ducted air conditioning- Versatility of formal lounge room with secondary living space to suit even the largest of families- Entertain with ease in the large kitchen equipped with gas cooking, ample storage, and generous bench space- Main bathroom featuring a separate shower, bathtub with spa, while the laundry area includes a second bathroom for added convenience- Step onto the semi-enclosed balcony with second gas cooking facilities, perfect for outdoor dining - Dive into the sparkling swimming pool surrounded by a low-maintenance rear yard, creating the perfect backdrop for outdoor enjoyment and relaxation- Large covered entertaining area perfect for entertaining family and friends or secured parking - Single lock up garage converted into a stunning 'mancave' or additional living space- Boosted security features including electronic fencing and security screens on windows for added peace of mind- Sitting on an expansive double lot with 696sqm of land (approx.) & 15.24 m frontage - Double lot property with Lot 63 & Lot 64- Zoned R3 medium density with potential for development of duplex with granny flats (subject to council approval) or two freestanding double or single storey homes - Located only 2.2km to Stockland Merrylands, 2.5km to Merrylands train station and walking distance to Park and prime bus stops to Parramatta CBD - Potential rental return of \$950-\$1000 per week - Current outgoings: Council: \$563 p/q | Water: \$193.33 p/q Laing & Simmons Merrylands and its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries.