

**32 Duffy Street, Merrylands, NSW 2160**

**McGrath**

**House For Sale**

Saturday, 9 March 2024

32 Duffy Street, Merrylands, NSW 2160

**Bedrooms: 5**

**Bathrooms: 3**

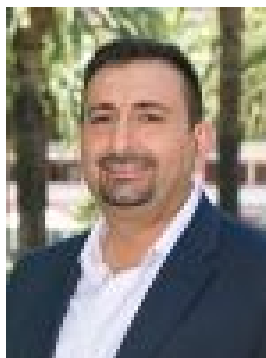
**Parkings: 2**

**Area: 588 m2**

**Type: House**



Anita Mirosevic  
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Sam Dehaiby  
0294077800

## **Auction Guide \$1,500,000**

Welcome to what is the perfect spacious 5 bedroom resort style family home with an abundance of space and style. In a tightly held and sought after location, this wonderful home presents an excellent opportunity to secure a home that is so rarely available. Upon entrance you are greeted with high ceilings, timber accents, the warmth of an open plan formal dining and sunken lounge topped with a fire place. The kitchen leads off to the large outdoors areas looking over the huge resort style salt water family pool whilst also maintaining that desirable yard space for the children to enjoy.- Five generous bedrooms with built in wardrobes. The Master having its own stunning ensuite- Two of the bedrooms have the added benefit of a loft- Modern kitchen with gas cooktop, 20mm stone benchtop, feature lighting and tiled splashback - Three full modern bathrooms- A large laundry with external access to the alfresco area- Formal and informal living areas with feature pendant lighting - Split system air conditioning as well as ceiling fans- Alarm system - Beautifully tiled outdoor alfresco and covered entertaining areas with privacy screening- Large salt water inground pool with glass balustrade, outdoor shower and provisions for electric heating - Large double garage with internal access- Walking distance to local schools, parks, transport and local shopping precinct\*\* Be sure to watch the video to truly appreciate this magnificent home \*\*