

**33 Smythe Street, Merrylands, NSW 2160**



**House For Sale**

Thursday, 13 June 2024

33 Smythe Street, Merrylands, NSW 2160

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 570 m2**

**Type: House**



Jaiden Spencer

0432337277

## Expressions of Interest

Discover a sun-drenched sanctuary that seamlessly blends contemporary styling with charming original features in this beautifully renovated 3-bedroom, 2-bathroom home. Through the gate and up the path leads to the covered front porch, where you are welcomed by 10ft high ceilings, hardwood timber floors, and ornate ceilings that add a touch of elegance. This newly renovated home is quality throughout, boasting ample cupboard space and 20ml Caesar stone benchtops. The spacious lounge features a split system AC and a fireplace, ensuring comfort year-round, while ceiling fans in all rooms enhance the airy feel. The stunning gourmet kitchen is a chef's delight, equipped with CASA stainless steel appliances, a double basin sink, a breakfast bar with pendant lighting, and gas cooking. This area exits to the rear deck and backyard, perfect for entertaining or relaxing in privacy. The home includes three bedrooms, two of which are oversized and come with built-in wardrobes. The garage has been thoughtfully converted into a versatile retreat, complete with a kitchenette and bathroom, offering an ideal guest room or an extension of the living space. Step outside to the deck at the rear of the home, which overlooks a luscious grassed backyard—a true oasis for family gatherings and outdoor activities. The gated property also provides off-street parking for two cars on a sealed driveway. Situated in a highly desired location, this home is just approximately 125 meters from Merrylands Train Station, offering convenient transport options. With a wide 26.72m frontage set on a 570.2sqm block, you'll enjoy plenty of space both inside and out. Features: 3 bedrooms, 2 bathrooms, 10ft ceilings, timber floors, contemporary styling, Caesar stone benchtops, split system AC, fireplace, stainless steel appliances, breakfast bar, gas cooking, rear deck, private backyard, garage retreat with kitchenette and bathroom, off-street parking for 2. Gated property, close to train station, near shopping and schools. Enjoy the convenience of being within walking distance to Stocklands Shopping Centre, Merrylands CBD, and bus stops. Parramatta CBD, Western Sydney University, Granville TAFE, and desired schools are all within close proximity, as well as Holroyd Gardens, Granville Park, and sports fields, making this an ideal location for families and professionals alike. ONLINE enquiry policy - All email & online enquiries received from this website will not be attended to if a number & email address are not provided. All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Disclaimer: The information presented has been furnished from sources we deem to be reliable. We have not verified whether or not the information is accurate and do not accept any responsibility to any person and do no more than pass it on. All interested parties should rely on their own enquiries in order to determine the accuracy of this information.