

35 Duffy Street, Merrylands, NSW 2160



Sold House

Thursday, 21 September 2023

35 Duffy Street, Merrylands, NSW 2160

Bedrooms: 5

Bathrooms: 2

Area: 556 m2

Type: House



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\$1,230,000

Set in a quiet resident only no-through road location just 50 metres to the lovely walking and biking tracks along Boothtown Aqueduct, here is an incredible dual home or multiple investment opportunity. The primary three-bedroom residence features easy-care tiled flooring and ducted air-conditioning throughout, a modern eat-in kitchen with stone bench tops and stainless steel appliances, separate lounge, a chic fully-tiled bathroom with two separate toilets, built-in robes in all bedrooms plus a private lawn. The self-contained granny flat is situated at the rear of the block and enjoys a low maintenance courtyard and elevated all-weather timber entertaining deck, air-conditioned living, fully tiled bathroom with laundry, plus built-in robes in both bedrooms. Just 400 metres to school and the T-Way bus for fast access to both Liverpool and Parramatta, and less than a kilometre to Merrylands West Shopping, this is a dual income, or dual home opportunity not to be missed.* 3-bedroom brick family home* Quality kitchen and bathroom* Self-contained 2-bedroom granny flat* Private outdoor areas for both properties* Walk to school, transport, T-Way and shopping* Council: \$433pq | Water: \$179pq | Land: 556.4sqm* Investors Note: Main House no.35 - Currently rented at \$600 per week* Investors Note: Granny Flat no.35a - Currently rented at \$360 per weekDISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.