

4/15 Willara Avenue, Merrylands, NSW 2160



Villa For Sale

Wednesday, 29 May 2024

4/15 Willara Avenue, Merrylands, NSW 2160

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 156 m2

Type: Villa



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AUCTION THIS SATURDAY

Rare Offering ...Free-Standing Four Bedroom Villa Home Nestled in a well maintained and small complex of only four, this free-standing villa home is a fantastic opportunity for those looking to secure their first home, retirees wanting to downsize or investors wishing to expand their investment portfolio. Positioned in a desirable cul de sac street, within easy reach to most amenities including shops, transport, parks and schools, the neat interior presentation combined with impressive spacious interior layout along with generous courtyard, are sure to provide for comfortable living. Notable features include: * Free-standing villa home in small complex of only four * Four good size bedrooms (three with built ins) * Main bedroom equipped with built in robe and ensuite * Good size living and dining area * Neat kitchen * Two bathrooms including ensuite * Ducted air conditioning * Double garage * Generous sized courtyard * Total area: 246 sqm inc courtyard * Conveniently located within easy reach to most amenities including Hilltop shops, Stockland Shopping Centre, transport, schools & M4 access * Minutes' drive to Parramatta CBD * Strata Levies: \$350.00 per qtr. approx. * Council Rates: \$277.00 per qtr. approx. * Water Rates: \$178.42 per qtr. approx.