

42 Arcadia Street, Merrylands, NSW 2160



House For Sale

Tuesday, 11 June 2024

42 Arcadia Street, Merrylands, NSW 2160

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 606 m2

Type: House



Matt Carpenter
0297606666



Terri Godfrey
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AUCTION - GUIDE \$1,550,000

Here is a rare triple-lot opportunity that will cause a lot of excitement for both developers and home buyers with an eye on the future. The existing four-bedroom family home is beautifully presented and ready for immediate living or rental with security window shutters and a video security intercom, beautiful polished timber flooring throughout, built-in robes in all bedrooms, a generous spa bathroom, plus a spacious air-conditioned living area adjoining the modern gas kitchen which has plenty of cupboard space. Outdoors there is a big covered entertaining area with a private, manicured yard. Additional features include ample secure off-street, undercover parking as well as a separate air-conditioned sleep-out or rumpus room which accesses additional bathroom facilities making it the perfect place to run your home office. 50 metres to Todd Street Park, 100 metres to bus transport, 500 metres to school, 400 metres to the fast T-Way bus to Parramatta and Liverpool and just a little further to shopping. An amazing opportunity with enormous future potential. * 606.9 sqm triple-lot property* Well-presented 4-bedroom home* Gas kitchen with stainless steel appliances* Secure double carport plus lock-up garage* Walk to school, shopping and transport* Council: \$484.10pq | Water: \$193.33pq | Land: 606.9sqm DISCLAIMER: 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.