

46 Augustus Street, Merrylands, NSW 2160



Sold House

Tuesday, 5 September 2023

46 Augustus Street, Merrylands, NSW 2160

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 332 m2

Type: House



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\$1,200,000

Positioned on a north-facing block in an elevated location affording sensational district views all the way to the Sydney CBD, here is a solid family home that has been made to last. Designed for optimal flexibility with a bedroom, powder room and additional toilet downstairs, plus three upstairs bedrooms all with built-in robes, including a master with private balcony, the home will easily support the growing family. Featuring easy-care flooring, downlighting and ducted air-conditioning throughout, there is much to love including a large living and dining space opening to a low-maintenance courtyard with a fantastic north-facing alfresco entertaining area, chic polyurethane gas kitchen with 900mm stainless steel gas cooker and dishwasher, glass splashbacks and generous breakfast bar, plenty of storage space, as well as a fabulous north-facing upstairs balcony where you can relax and enjoy the district views across Parramatta all the way to Sydney. A short walk to the bus stop and local shops, you'll have easy access to school, shopping and the centres at Merrylands, Granville and the Parramatta CBD.* Spacious 4-bedroom, full-brick family home* Bright, modern gas kitchen with stainless steel appliances* Generous indoor and outdoor living with ducted air-conditioning* Remotely accessible lock-up garage plus driveway parking* Elevated location, 332 sqm north facing block* Investors Note: Potential rental return \$830 - \$880 per week * Council: \$373pq | Water: 195.46pqDISCLAIMER: 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.