

**55 Paton Street, Merrylands, NSW 2160**



**Sold House**

Sunday, 13 August 2023

55 Paton Street, Merrylands, NSW 2160

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Area: 569 m2**

**Type: House**

**\$1,700,000**

Surrounded by manicured gardens and constructed by the reputable builders at Clarendon Homes, we are proudly offering this beautiful and young, one owner much loved family home set in a convenient and peaceful location. Featuring a flowing, spacious floorplan from both levels, multiple rooms throughout the property and in great condition, this home is definitely for those large families looking for the extra space, comfort and quality constructed solid home.

Conveniently located only meters away to Merrylands West shops, bus stops, primary and high schools, clubs and ample parks/sports grounds surrounding including Central Gardens Nature Reserve. Features include: \* 5 bedrooms, 2 ½ bathrooms, double garage + additional parking for 3 cars \* Separate lounge, dining, family and rumpus room \* Gas kitchen with stone benchtops and dishwasher \* Master bedroom with an ensuite, walk in wardrobe and balcony \* Bedroom currently set for an office with custom furniture \* Large main bathroom with separate shower and bathtub with external toilet \* Walk-in linen closet \* Internal laundry with side access to the rear yard \* Undercover entertainment area including BBQ gas outlet \* Ducted air conditioning \* 10 kwh solar system \* 4 security cameras 569.1sqm block, 15.24m frontage approx.