

**553 Merrylands Road, Merrylands, NSW 2160**

**House For Sale**

Thursday, 29 February 2024



553 Merrylands Road, Merrylands, NSW 2160

**Bedrooms: 3**

**Bathrooms: 2**

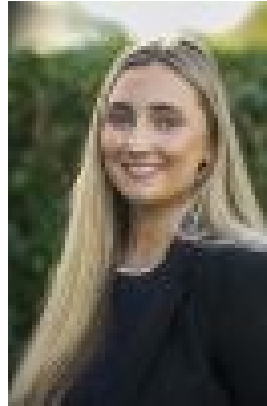
**Parkings: 1**

**Area: 651 m2**

**Type: House**



Rocco Ranieri  
0296304888



Emily Ranieri  
0296304888

## Auction

Discover comfort and space in this single level family home: • 3 well-appointed bedrooms • Tiled flooring throughout for easy maintenance • Neat bathroom with separate shower and bath, alongside a separate W / C • Spacious lounge equipped with air conditioning for year-round comfort • Functional eat in kitchen accompanied by a dining area and electric cooking facilities • Expansive sunroom boasting ample entertaining space and additional air conditioning • Convenient internal laundry with toilet and shower, offering ample storage solutions • Single garage along with driveway parking for added convenience • Secure and good size backyard complete with a teenage retreat for potential extra income or extended family living • Dual side access for added practicality and convenience • Additional features include a shed and freshly painted interiors • Security shutters throughout • Land size: 651m<sup>2</sup> approx. Teenage Retreat: • A spacious single room offering versatility and potential for various uses Outgoings (per quarter approx.) Council: \$455 Water: \$250 Photos virtually styled for marketing purposes only. DISCLAIMER: "All information contained herein is gathered from sources we believe to be reliable. However, R&W Parramatta cannot guarantee its accuracy and interested persons should rely on their own inquiries".