

56 Merrylands Road, Merrylands, NSW 2160



House For Sale

Tuesday, 21 November 2023

56 Merrylands Road, Merrylands, NSW 2160

Bedrooms: 3

Bathrooms: 1

Area: 682 m2

Type: House



Matt Carpenter
0297606666



Daniel Starr
0297606666

AUCTION - Bidding Guide \$1,200,000

Beautifully presented inside and out on a large 682.9 sqm parcel, here is an outstanding full-brick home that will suit those looking for something with that unique touch of class. Having been carefully updated in a comfortable a contemporary design, while still maintaining some of its fabulous original charm, this residence promises a fresh, low-maintenance lifestyle with plenty of scope for growth. Boasting easy-care flooring, high ceilings and charming wainscoted timber panelling, there is much to love in every room. Featuring a separate lounge with traditional fireplace, updated eat-in gas kitchen with stainless steel appliances, built-in robes in two bedrooms, a fully tiled bathroom plus an internal laundry, you can move in immediately. Already DA approved for a rear extension, the options are limitless on this big block which could easily support a granny flat addition subject to council approval. Just a short walk to Granville Park, you're only 300 metres to the train station and only a little further to Stockland Mall shopping with easy access to local school and the Parramatta CBD via Woodville Road. Get in quick.* Full brick 3 bedroom single-level home* Fully updated, character filled modern living* Modern open-plan gas kitchen with stone bench tops* DA approved for additional extension to existing home* Enormous 682.9 sqm land size with easy access to rear yard* Council: \$423pq | Water: \$195.46pq

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.