

# 6 Price Street, Merrylands, NSW 2160

## House For Sale

Wednesday, 15 May 2024



6 Price Street, Merrylands, NSW 2160

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Rosalie Douglas  
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## Contact Agent

Welcome to your cozy retreat! Step inside to discover a thoughtfully designed layout that maximises every square metre. This charming single level 3-bedroom home offers the perfect blend of comfort and convenience. The combined lounge/dining area opens onto a functional kitchen – perfect for family meals or tea for two. This property is ideal for those seeking a compact yet functional living space. The three bedrooms offer versatility – family living, or if you need a home office, guest room or a quiet corner for hobbies or relaxation. The bathroom is light and bright with modern fixtures and finishes. The property features:

- 3 Bedrooms (main with built in mirrored robe)
- Combined lounge and dining areas
- Split system air conditioner in the lounge room
- Well planned kitchen with functional layout
- Bright bathroom with separate toilet
- Single garage with laundry and rear access
- Compact yet manageable outdoor space
- Land size 289.6m<sup>2</sup>

Located in a desirable street, this home offers easy access to amenities, schools and transportation options, making it the perfect choice for those seeking a low maintenance lifestyle without compromising on comfort. Merrylands Stockland Mall, Merrylands RSL and Merrylands Bowling Club, Swimming Centre and Tennis courts, Medical Centre, buses and train station are located a within a short 5-minute drive from the property. Day care centres, primary and high schools are located a short distance from the property. Don't miss the opportunity to make this charming house your new home sweet home! Schedule a viewing today! Call Rosalie Douglas on 0417 770 760. Price Guide: \$950,000 to \$1,045,000

Outgoings: Council Rates: \$355 per quarter (approximately) Water Rates: \$250 per quarter (approximately)

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