

# 60 Robertson Street, Merrylands, NSW 2160



## House For Sale

Tuesday, 21 May 2024

60 Robertson Street, Merrylands, NSW 2160

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 556 m2

Type: House



Milad Char  
0297606666



Sim Cheema  
0297606666

## AUCTION

On this well-proportioned 556.4sqm property you have a wonderfully renovated three-bedroom family home, in addition to a second spacious and modern, council-approved, self-contained three-bedroom granny flat, to complete an outstanding dual residence package totalling six bedrooms across two separate dwellings. The primary residence has been beautifully renovated with lovely easy-care hybrid flooring throughout, updated fully tiled bathrooms including an ensuite off the main bedroom, energy efficient LED downlights, an air-conditioned living room plus a premium polyurethane gas kitchen with Reece appliances including a semi-integrated dishwasher, in addition to a rear positioned internal laundry with additional gas cooker. The second single-level contemporary three-bedroom home is located at the rear of the property and features tiled flooring, ducted air-conditioning, a contemporary gas kitchen with 40mm stone bench tops and stainless-steel appliances including dishwasher, a designer fully tiled bathroom, built-in robes in all bedrooms, plus a private covered courtyard. Both residences can access ample off-street security parking behind security gating with easy access to shopping, Granville central and the Parramatta CBD via Woodville Road. Walk to local parks, church, and both Excelsior Street Medical and Dellwood Medical centres from this central position. Absolutely nothing more to spend, book your inspection today.\* Beautiful 3 bedroom renovated single-level home\* Quality gas kitchen with stone bench tops\* Separate modern 3-bedroom granny flat with private courtyard\* Built-in robes in all bedrooms\* Gated off-street parking for 4 or more cars\* Council: \$421pq | Water: \$193.33pq | Land: 556.4sqm\* Investors Note: Potential Rental Return \$750 - \$800 per week (Main house)\* Investors Note: Potential Rental Return \$600 - \$650 per week (Granny flat)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.