

# 61 Warwick Road, Merrylands, NSW 2160



## House For Sale

Tuesday, 13 February 2024

61 Warwick Road, Merrylands, NSW 2160

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 319 m2

Type: House



Daniel Starr  
0297606666



Milad Char  
0297606666

## AUCTION

This outstanding four-bedroom duplex is perfectly positioned on the high-side of a quality street surrounded by premium homes. Completed in solid full-brick and concrete slab construction, this residence oozes a build quality that is made to last. Boasting premium tiled flooring throughout, in addition to ducted air-conditioning, the home perfectly combines low maintenance living with exceptional inclusions. Downstairs includes a separate air-conditioned lounge, family room adjoining the lovely gas kitchen with stainless steel appliances including a dishwasher, plus stone splashbacks. There is also an additional enclosed sunroom which opens to a covered alfresco area and private lawn which is perfect for family entertaining. This area is serviced by a downstairs guest powder room and laundry with shower for optimal convenience. All upstairs bedrooms have built-in robes with the oversized master enjoying twin robes, an ensuite bathroom plus a private balcony. Inclusive of a lock-up garage with remote access, you're close to everything being just 150 metres to the bus stop, 550 metres to school, 600 metres to the Hilltop Café district, and 800 metres to Stockland Mall Merrylands. The great location also ensures easy access to the train station, Parramatta CBD, and the M4 motorway.\* Super solid 4-bedroom duplex home\* High-side position with quality tiled flooring throughout\* Polyurethane gas kitchen with stone bench tops\* Separate lounge, family room and enclosed sunroom\* Walk to transport, school and shopping\* Council: \$380pq | Water: \$193.33pqDISCLAIMER: 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.