

# 68 Monitor Road, Merrylands, NSW 2160



## House For Sale

Tuesday, 30 January 2024

68 Monitor Road, Merrylands, NSW 2160

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 632 m2

Type: House



Matt Carpenter  
0297606666



Daniel Starr  
0297606666

## AUCTION

Enjoying a high street position on an extra-large 632.3 sqm parcel with a wide 20.115 metre street frontage, here is a wonderful home or investment opportunity in a supreme location. Positioned just 150 metres to the bus stop with 700 metres walk to school and 750 metres walk to Stockland Mall shopping, this is an exceptional location where you can leave the car at home. The three bedroom stand-alone home includes easy-care tiled flooring, separate lounge and family rooms, a modern kitchen plus a bathroom and 2nd toilet making it ideal to rent or live. The large block offers ample yard space with a separate lock-up garage and carport, all of which will appeal to developers considering potential duplex construction subject to council approval. \* Large 632.3 sqm property with 20.115 metre frontage\* 3 bedroom stand-alone residence\* Modern kitchen with bathroom & 2nd toilet\* Separate lock-up garage plus carport\* Walk to shopping, transport and school\* Council: \$560pq | Water: \$195.46pq | Land: 632.3sqm 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.