

**7/12 Bradman Street, Merrylands, NSW 2160**



**Sold Townhouse**

Tuesday, 14 November 2023

7/12 Bradman Street, Merrylands, NSW 2160

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Harry Truong

## Contact agent

Atrium design interior solidly built split-level brick home in massive proportions and a premium location of Merrylands, a fantastic central location with immediate proximity to the Merrylands and Granville's CBD. Round the corner street local bus to Paramatta CBD. Avocado and Lime trees in your backyard. This beautifully presented home is the lifestyle your family is looking for. CAN'T WAIT TO SEE YOU AT ONE OF MY OPEN HOME & PRIVATE INSPECTIONS. FEATURE YOU WILL LOVE:- Spacious living & dining area enjoys the outdoor flow with timber flooring throughout.- Quality kitchen boasts Caesarstone benchtop, gas cooktop, range hood, and oven. - 3 bedrooms upstairs with built-in robes and carpet flooring throughout- Additional balcony access- The main bathroom features tiles throughout, a corner bathtub, a vanity mirror, and free-standing showers- 3 air-conditioners, perfect for the upcoming hot summer- Tandem lock-up garage, 2 cars can be parked under cover lock up plus storage room - Good size low maintenance backyard with side access- Spacious under-covered alfresco courtyard offerings weekend BBQ relaxing with family & friends SPECIFICATIONS Lot 7 in Strata Plan 73551 Council / Cumberland City Council Zoning / R2 Low-Density Residential Built / 2004 Strata Rates / \$850pq (approx) Council Rates / \$300pq (approx) Sydney Water / \$250pq (approx) ( based on 5 adults) Estimated rental assessment / \$650 per week / Written rental assessment can be provided upon request Nearby Schools / Bonnyrigg Heights Public School, Cecil Hills High School Council Transport / 906, 907, 908 Amenities: Merryland Local Shops, Granville Station, etc... AWARDED Outstanding Real Estate Agency 2022 Local Business Award AWARDED Mount Pritchard's NUMBER 1 AGENT for 2021 & 2022 Via RateMyAgent AWARDED Mount Pritchard's AGENCY OF THE YEAR 2022 Via RateMyAgent AWARDED Canley Heights's AGENCY OF THE YEAR 2021 Via RateMyAgent Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy; we do not accept any responsibility for its accuracy and do no more than pass it on. Any interested persons should rely on their own enquiries.