

72 Paton Street, Merrylands, NSW 2160



House For Sale

Monday, 30 October 2023

72 Paton Street, Merrylands, NSW 2160

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 556 m2

Type: House



Matt Carpenter
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Rita Kahkejian
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AUCTION

Enjoying an exceptional location on a large 556.4 sqm north-facing parcel which is perfectly located 250 metres to the fitness centre and just a little further to over the pub, cafes and Merrylands West Shopping, and only 500 metres to the fast T-Way bus for Parramatta and Liverpool, this is a package that will suit a number of desires. The single-level, two-bedroom brick veneer home is beautifully presented for easy, low-maintenance living with polished timber flooring throughout, an air-conditioned lounge and dining space, built-in robes in both bedrooms, an updated bathroom in full-tile, plus well-presented open-plan gas kitchen with stainless steel appliances. Inclusive of a large private rear yard and big covered entertaining courtyard, it's perfect for living and entertaining with plenty of room for growth and expansion including potential granny flat addition, or developers may consider a new duplex construction on the large block, all subject to council approval. Just 700 metres walk to school and 350 metres to Central Gardens, all that you need is close by.* North-facing 556.4 sqm land with 15.24 metre street frontage* Immaculate 2 bedroom, single-level brick home* Updated kitchen and bathroom* Lock-up garage plus drive-through to large rear yard* Walk to T-Way fast bus, school and shopping* Council: \$413pq | Water: \$195.46pq | Land: 556.4sqm* Investors Note: Currently rented at \$600 per week
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.