

# 73 Edna Avenue, Merrylands, NSW 2160



## House For Sale

Tuesday, 11 June 2024

73 Edna Avenue, Merrylands, NSW 2160

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 319 m2**

**Type: House**



Matt Carpenter  
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## AUCTION

Presenting the best of modern living across a wide and spacious floorplan, this outstanding four-bedroom duplex home on a generous 319 sqm parcel leaves nothing to the imagination. Boasting premium easy-care flooring, high ceilings with LED downlights and ducted air-conditioning throughout, the outstanding north-facing residence delivers a fresh and sun-filled lifestyle all year round. The first-class kitchen includes lovely 40mm stone bench tops with an island breakfast bar, gasstop gas cooker and an integrated dishwasher, all adjoining a sun-filled family room which opens to the alfresco entertaining space and second gas kitchen with additional oven, sink and inbuilt BBQ. The setup is perfect for entertaining and alfresco relaxation under cover while the kids enjoy the spacious rear yard. With functionality in mind, the home includes three beautiful fully tiled bathrooms, an internal laundry, internal storage room plus additional storage space in the lock-up garage. All bedrooms have built-in robes for maximum convenience with the master inclusive of a private ensuite bathroom, walk-in robe, study nook and a private north-facing balcony. 120 metres to the bus stop and 3 schools less than 200 metres, you'll have easy access to the M4 with an approximate 20 min drive to the CBD, Holroyd Private Hospital and Westmead Hospital, Merrylands shopping and the train station from this convenient position. \* Contemporary 4-bedroom duplex home\* Spacious polyurethane kitchen with stone bench tops\* Generous covered alfresco entertaining with second kitchen\* Automatic lock-up garage with driveway parking\* CCTV & alarm\* Walk to transport, park and several schools\* Council: \$380pq | Water: \$170.75pq | Land: 319sqm 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.