

**9 Cecil Street, Merrylands, NSW 2160**



**House For Sale**

Friday, 27 October 2023

9 Cecil Street, Merrylands, NSW 2160

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 3**

**Area: 537 m2**

**Type: House**



Michael Azzi  
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**Price Guide: \$2,200,000 - \$2,400,000**

Ray White Merrylands would like to present the epitome of luxury, sophistication, design and modernism in this 3 storey full brick rendered home! Take advantage of this excellent opportunity to secure this architecturally designed floor plan that flows seamlessly from interior to the exterior and easily accommodates the large or extended family. Position on the high side of the road with the popular East facing aspect on a 537sqm block with clear city views. This stunning residence boasts a large sundrenched open plan living area flowing into a large gourmet kitchen with 60mm stone bench tops, top of the range ILVE appliances, 900mm gas cooking, dishwasher and a large breakfast bar island to create a truly inspiring cooking space! Further luxurious features include: • 1 bedroom downstairs & 4 bedrooms upstairs • en-suite bathroom & balcony in main bedroom • built-ins wardrobes in 4 bedrooms • 4 Large modern & sophisticated bathrooms, the main bathroom has a spa bath and a his & hers shower • ducted air conditioning throughout the house, polished timber floor boards and porcelain tiles downstairs • large Alfresco sitting area flowing out to a low maintenance paved backyard • enclosed entertainment area with a split system A/C, kitchen with gas cooking, bathroom and a large pizza oven • large outdoor undercover sitting area for them family parties • large basement car park for at least 3 cars and storage area, internal access • security home alarm, security camera's, intercom system, remote control driveway gate and garage door. Positioned in one of Merrylands most prestigious locations overlooking Cedric Hoffman Park and within minutes to the Growing Merrylands local shops, Stockland Mall, Schools and trains station. This property is worth the inspection of even the most discerning of buyers. It won't last! Inspect today or you will miss it! Contact Michael Azzi 0416 155 001 to arrange your inspection. Ray White Merrylands ONLINE enquiry policy -All ONLINE enquiries received from this website require BOTH a day time phone number and email address. Incomplete enquiries will not be attended to. "All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries."