

# 95 Excelsior Street, Merrylands, NSW 2160



## House For Sale

Tuesday, 11 June 2024

95 Excelsior Street, Merrylands, NSW 2160

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 436 m2**

**Type: House**



Joseph Shaoul

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## AUCTION

Having been brightly renovated with brand new flooring, new blinds, updated lighting and fresh paint throughout, this vibrant single-level stand-alone home is ready for new owners or tenants to move in and enjoy a comfortable low-maintenance lifestyle. Offering plenty of living space with separate lounge and family rooms, plus a generous alfresco entertaining deck all on a large and private yard, there is ample room to support the needs of the growing family. Features include a modern kitchen with a dishwasher, stone bench tops and a brand new, unused 900mm stainless steel oven with gas cooktop, a renovated bathroom plus separate powder room all with new vanity, shower screen and toilets, plus an internal laundry. There is a large single car garage as well as a garden shed for additional storage. The fabulous corner position is just steps to the bus stop, 250 metres to church and childcare facilities, 850 metres walk to shopping with easy access to Granville TAFE, Granville shopping and station and the Parramatta CBD via Woodville Road. It's ready for living right now. \* Renovated 3-bedroom family home\* Spacious living areas with air-conditioning\* Modern kitchen with new stainless-steel oven and gas cooktop\* Separate lock-up garage and drive in access to yard\* 436.3 sqm land size in a superior corner block position\* Council: \$430.94pq | Water: \$193.33pqDISCLAIMER: 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.