

**102 Eddy Street, Merrylands, NSW 2160**



**House For Sale**

Tuesday, 25 June 2024

102 Eddy Street, Merrylands, NSW 2160

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 377 m2**

**Type: House**



Daniel Starr  
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Ramin Rahimi  
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## Price Guide \$945,000 - \$995,000

PROPERTY LAUNCH - ALL OFFERS MUST BE SUBMITTED BY 5PM SATURDAY 6TH JULY 2024 Perfectly positioned at the very end of a resident only cul-de-sac, here is a very clean and modern three-bedroom, stand-alone home that presents as a perfect first home for the growing family. Boasting ducted air-conditioning throughout, the bright residence enjoys a sunny north-facing disposition from the spacious lounge and dining area ensuring loads of natural light flow through the home. Featuring a premium gas kitchen with stainless steel appliances, internal laundry with additional guest toilet, three spacious bedrooms all with built-in robes plus a conveniently designed, separated bathroom, the layout perfectly combines form and functionality across a clever design. Inclusive of a private and neatly manicured north-facing rear yard, remotely accessed lock-up garage, plus additional driveway parking, it's all ready for comfortable immediate living or rental without any further investment needed. Walk to school, Merrylands West Shopping and the fast T-Way bus for Parramatta and Liverpool from this convenient location.\* 3 generous bedrooms all with built-in robes\* Modern gas kitchen with stone bench tops\* Manicured north-facing rear yard\* Lock-up garage plus driveway parking space\* Walk to T-Way bus, shopping and school\* Council: \$380pq | Water: \$193.33pq

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.