

**12 Grace Crescent, Merrylands, NSW, 2160**



**House For Sale**

Monday, 23 September 2024

12 Grace Crescent, Merrylands, NSW, 2160

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Keat Paulin

0401021678

## Spacious Family Home in Quiet Merrylands

Discover your ideal family haven in this versatile and sun-soaked residence, nestled in a tranquil pocket of Merrylands. Featuring multiple living spaces, this home is designed to accommodate a variety of lifestyles.

For Sale by Auction only

Frontage 15.21m, Land Size 607m<sup>2</sup>

Duplex Potential

Min. Lot Size (m<sup>2</sup>) 550m<sup>2</sup>

- Duplex attached (CDC) 550m<sup>2</sup>
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Min. Street Frontage (m)

- Duplex attached (CDC) 15m frontage
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Currently tenanted on a month to month basis

- Main House \$650pw
- Studio \$350pw

Council fees - \$487 per quarter approx.

Key features:

- **Welcoming Entrance:** Step onto the wraparound patio that invites you into the first of several spacious living areas.
- **Functional Kitchen:** Enjoy cooking in a roomy kitchen equipped with a ceramic cooktop, island bench, and ample timber cabinetry.
- **Comfortable Bedrooms:** Upstairs, find three well-appointed bedrooms, all with built-in wardrobes. The master suite includes a walk-in robe and ensuite, while the family bathroom features a corner spa bath, separate shower, and stylish floor-to-ceiling tiles.
- **Self-Contained Lower Level:** This separate area boasts its own entrance, complete with a combined living/dining space, kitchen, bathroom, and spacious bedroom-perfect for a granny flat or in-law accommodation.
- **Outdoor Entertaining:** The alfresco area features a covered BBQ, ideal for gatherings with family and friends. The fully fenced yard ensures safety for children and pets and includes a garden shed for extra storage.

Location highlights:

- **Convenient transport:** Just a short walk to Parramatta bus services (170m) and within 5 minutes' drive to Merrylands train station and Stockland Mall.
- **Local Amenities:** Close to Central Gardens, Merrylands Swimming Centre, and Holroyd Gardens, all within a 10-minute drive.
- **Educational Opportunities:** Within the catchment for Merrylands East Public School, Granville South CAPA High School, and St Margaret Mary's Primary.

**Disclaimer:** All information contained herein is provided by third party sources including but not limited to the owners/developers, valuers and solicitors. Consequently, we cannot guarantee its accuracy. Any person using this information should rely on their own inquiries and verify all relevant details for their accuracy, effect and currency.