

# 19 Campbell Place, Merrylands, NSW 2160



## House For Sale

Saturday, 29 June 2024

19 Campbell Place, Merrylands, NSW 2160

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 695 m<sup>2</sup>

Type: House



Paulette Ghaleb  
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## Auction

Nestled in a cul de sac street, within easy reach to most amenities, this spacious and well-presented home has been purposely designed and built with dual accommodation and comfort in mind. Comprising of a versatile interior layout that offers an abundance of living space, ideal for growing families, or those with the need to accommodate extended family members or in-laws. Alternatively, this could be an astute choice for the investor who can capitalise on today's high rent returns. The large beautifully landscaped block - 695.6 sqm may also lend itself to further development (subject to council approval). Notable features include: Front Residence - \* Two bedrooms\* Separate living area\* Neat kitchen and bathroom\* Dining area off the kitchen\* Laundry Rear Residence - \* Separate entry/access\* Two bedrooms with built ins plus study nook\* Separate living with gas fireplace and air conditioning\* Family/sitting room upstairs\* Dining area\* Modern kitchen with gas cooking\* Two bathrooms (one on each level)\* Laundry\* Tandem garage with internal access and work shop area\* Covered outdoor entertaining area with motorised blinds - great for privacy and shade\* Views to the city\* Good size rear yard\* Outdoor spa\* Large Block- 695.6 sqm approx. (as per DP)\* Zoned R3 Medium Density\* Dual occupancy potential (subject to council approval) \* Conveniently located within easy reach to most amenities\* Set within 1km approx. to Merrylands Station \* 550 metres approx. to Merrylands East Public School\* Also within easy reach to parks, local shops and other amenities\* Minutes' drive to Parramatta CBD & Westmead Medical Precinct