

**40 Merryl Avenue, Old Toongabbie, NSW 2146**

**McGrath**

**House For Sale**

Sunday, 23 June 2024

40 Merryl Avenue, Old Toongabbie, NSW 2146

**Bedrooms: 3**

**Bathrooms: 1**

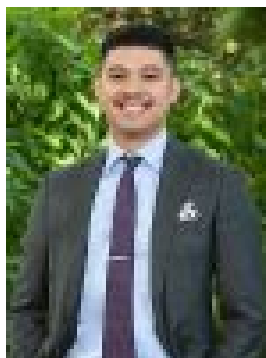
**Parkings: 1**

**Area: 632 m2**

**Type: House**



Brad Panayiotou  
0294077800



George Davidson  
0294077800

## Auction

Set on 632m<sup>2</sup> of slightly elevated land with a 15.2m frontage, this 3 bedroom home is the perfect opportunity for those looking for a larger block or solidly built brick home in a sought after locale. Boasting 3 bedrooms, 1.5 bathrooms, multiple living areas, inground swimming pool and a huge entertaining deck, whilst be conveniently located in close proximity to local schools, shops and transport links. First home buyers, up-sizers and investors this is an opportunity not to be missed.- Freshly painted with new timer laminate flooring throughout- 3 large bedrooms, two with BIRs & security shutters- Good size bathroom with floor to ceiling tiles & second toilet - Centrally located kitchen with meals area- Large timber deck that leads to an inground pool - Expansive rear yard with side access & single lock up garage- Lounge w/ split AC & gas heating provisions - Large family room at the rear of the home - Explore duplex potential under Parramatta Council (STCA)- Walking distance to local parks, shops & Toongabbie Station. Estimated Rates: Council Rates: \$370pq approx. Water Rates: \$150pq approx Land Size: 632 m<sup>2</sup> approx Frontage: 15.2m