

# 44 Cohen St, Merrylands, NSW, 2160



## House For Sale

Wednesday, 25 September 2024

44 Cohen St, Merrylands, NSW, 2160

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Keat Paulin

0401021678

## Charming Home in Merrylands

Discover this delightful 3 bedroom, 1 bathroom house located in the heart of Merrylands. Blending classic architecture with modern living, this home boasts a generous living space on a spacious 471 sqm lot, perfect for family gatherings and outdoor enjoyment.

### Property Highlights:

- Ample outdoor space, ideal for gardening, entertaining, or relaxing in the fresh air.
- Thoughtful design featuring beautiful hardwood floors and an inviting layout that maximises natural light.
- Three spacious bedrooms designed for relaxation and personalisation.
- Well-appointed bathroom with contemporary fixtures.
- Generous backyard, a fantastic space for children to play or for hosting summer barbecues with family and friends.

### Location Benefits:

- **Convenient Transport:** A Short walk to Merrylands Station, with multiple bus routes nearby and quick access to the M4 for easy commuting.
- **Shopping and Dining:** About a 7-minute drive to Merrylands Shopping Centre.
- **Outdoor Recreation:** Close to several green spaces, perfect for picnics and outdoor activities.

### Nearby Schools:

- Granville East Public School - Primary
- Granville Boys High School - Secondary Boys School

**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.