

# 58 Merrylands Road, Merrylands, NSW 2160



## House For Sale

Wednesday, 17 April 2024

58 Merrylands Road, Merrylands, NSW 2160

Bedrooms: 7

Bathrooms: 4

Parkings: 2

Area: 822 m2

Type: House



Matt Carpenter  
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Daniel Starr  
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## AUCTION

Here is an incredible opportunity that will attract a wide selection of buyers looking for that rare jewel of a home that can comfortably house multiple families. This extra-large 822 sqm north-facing, flat and clean R2 zoned corner block is in a highly sought after position less than 300 metres to Merrylands Train station, less than 100 metres to Granville Park and only 600 metres to Stockland Mall. Completed in made-to-last full-brick construction and having been freshly painted with new carpet and quality tiled flooring throughout, the home is ready for new owners to move in immediately. The residence offers a supremely functional and flexible layout with plenty of yard and storage space to support an extra-large family, or separate families living on each level. Downstairs offers an enormous living room and large timber kitchen with breakfast bar, wide hallways, two quality bathrooms plus three oversized bedrooms. The upper level includes a sunny and spacious north-facing living room opening to the upper balcony, a generous gas kitchen with breakfast bar, two bathrooms, four oversized bedrooms all with built-in robes including dual master bedrooms, one with a private balcony and the second with an ensuite bathroom. This is a solid home and large land package that is well worth taking your time to investigate.\* Enormous 7 bedroom, full-brick family home\* 2 oversized kitchens (1 on each floor)\* 4 quality bathrooms (2 per floor)\* Less than 300 metres to train station, walk to park and shopping\* Easy access to the Parramatta CBD\* Large 822 sqm corner block position\* Council: \$508pq | Water: \$193.33pq | Land: 822sqm 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.