

8 Leigh Street, Merrylands, NSW 2160



House For Sale

Wednesday, 19 June 2024

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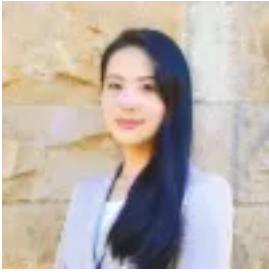
Bedrooms: 4

Bathrooms: 2

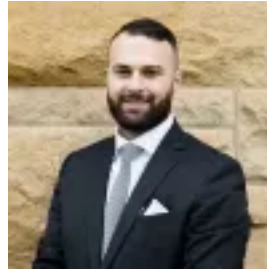
Parkings: 4

Area: 408 m2

Type: House



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Asim Sam Kopuz
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AUCTION - Saturday 13/07/2024 at 11:30am, ON SITE

Ray White Lidcombe is proud to present another well built family residence showcasing unique interiors on space and comfort. Set in a sought after location, this home is filled with natural light providing a seamless and versatile floor plan with a vast array of formal and informal living areas and heightened ceilings throughout. Well located in a quiet residential street of Merrylands, filled with natural light to a seamless and versatile floor plan with a vast array of formal and informal living areas with tile flooring throughout. Also featuring reverse cycle central aircon, ensuring year-round comfort, heavy duty mesh fly screen door, solar panels & temperature control hot water systems. Low maintenance front & rear yard, remote control access to a double lock up garage as well as open parking spaces for two more cars. The home consists of 4 well appointed sized bedrooms with built-in wardrobes & carpeted flooring, the master bedroom features an ensuite, walk-in robe, split air conditioning system & a private sunny balcony to enjoy the sunset. At the heart of the home you have an extra large gourmet kitchen with gas cooktop and a fan forced electric oven, equipped with modern appliances, including a dishwasher, making meal preparation a breeze along the long bench-tops, ample storage space with quality fixtures and fittings. Perched on a 408.5sqm block offers low maintenance gardens to a 250sqm (approx) of living, outdoor entertainment area is perfect for hosting BBQs or enjoying a quiet morning in the sun. Commanding a sought after address, this home is within an easy stroll to local public & high schools, Merrylands Bowling Club, easy access to railway & shopping district, cafes, local amenities and facilities. Zoned R3 - Medium Density Residential (Cumberland Local Environmental Plan 2021). Lower Floor Features:

- Tile flooring & heightened ceilings throughout the ground level
- Formal lounge & dining room with a natural flowing floor plan leading to a gourmet gas kitchen with ample storage spaces
- Generous sized family and casual dining, seamless flow between in/outdoor space via sliding doors framed by a low maintenance backyard
- Boasting powder room, internal laundry, remote & internal access to a double lock up garage plus off street parking

An inviting stairway leads you upstairs to:

- Four spacious sleeping quarters all with carpeted flooring & built-in wardrobes to two
- An en-suite to the master bedroom with a walk in robe and private sunny balcony
- Full sized bathroom, carpeted hallway and stairwell

Summary: Spacious dual level family home offering formal/informal living and outdoor comfort. Finished with tile and carpet flooring throughout, low maintenance front and rear-yards. It's situated within close proximity to Schools, Shops and Railway Stations. We look forward to greeting & welcoming you at the next open inspection. * Inspection: Saturdays 11:00 - 11:30am, * Auction: Saturday 13/07/2024 at 11:30am, ON SITE. NOTE: The information obtained in these documents are from sources we believe to be reliable. However, we cannot guarantee its accuracy. Does not constitute any representation by the vendor/s or agent. Prospective purchasers or interested persons are advised to carry out their own investigations.