

7/34-36 Richardson Street, Merrylands, NSW 2160



Villa For Sale

Wednesday, 26 June 2024

7/34-36 Richardson Street, Merrylands, NSW 2160

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 249 m2

Type: Villa



Paulette Ghaleb
0296378555

Auction (unless sold prior)

This spacious free-standing villa home represents a fantastic opportunity for those looking to secure their first home, retirees wanting to downsize or investors wishing to expand their investment portfolio. The lovely interior presentation is filled with lots of natural sunlight combined with generous proportions and a convenient location which is sure to provide comfortable living. Nestled in a quiet street, within easy reach to most amenities including shops, transport, parks, and schools. Notable features include: * Well-presented free-standing villa home * Three large bedrooms with built in wardrobes * Good size open plan living and dining area * Neat kitchen with gas cooking * Tastefully renovated bathroom * Internal laundry with 2nd shower and toilet * Split system air conditioning * Lock up garage * Generous sized courtyard * Total area: 249 sqm inc courtyard * Conveniently located within easy reach to most amenities including Hilltop shops, Stockland shopping centre, transport, schools & M4 access * Minutes' drive to Parramatta CBD & Westmead medical precinct * 800 metres approx. to Hilltop Primary school * Only 300 metres approx. to Hilltop shops. * Strata Levies: \$685.55 per qtr. approx. * Council Rates: \$346.00 per qtr. approx. * Water Rates: \$178.42 per qtr. approx.