



25a Park Street, Merrylands

Modern Comfort & Convenience in a Sought-After Merrylands Location




Positioned in a highly convenient and sought after pocket of Merrylands, this well-presented residence at 25A Park Street offers the perfect blend of comfort, functionality, and lifestyle appeal. Whether you are a growing family, first home buyer, downsizer, or savvy investor, this home ticks all the right boxes.

Set just minutes' drive to Granville, Merrylands, and Parramatta CBDs, you'll enjoy easy access to shopping, schools, transport, and everyday amenities.

Property highlights:

- Generous and practical layout designed for modern living
- Spacious lounge
- Four well-sized bedrooms, all with built-in wardrobes
- Master bedroom complete with private ensuite
- Neat and functional main bathroom plus powder room downstairs
- Contemporary kitchen with gas cooking
- Separate living & dining with seamless flow to a rear entertaining area & deck

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

4  2  2 

FOR SALE

Price Guide \$1,280,000 - \$1,320,000

VIEW

By Appointment

AGENTS

Paulette Ghaleb

0408 888 810

paulette.ghaleb@ljhooker.com.au

AGENCY

LJ Hooker Parramatta | Granville |

Guildford | Merrylands

(02) 9637 8555

 **LJ Hooker**

- " Large backyard —perfect for kids, pets, or entertaining guests
- Tile and laminate timber flooring
- Lock-up garage with internal access
- Land area - 353.2 sqm approx.

This home delivers on space, location, and value. With its neat presentation and family-friendly design, it's ready to move in or lease out immediately.

Don't miss this fantastic opportunity to secure a quality home in a sought-after location.

Please Note —Some images have been digitally modified to include virtual furniture.

MORE DETAILS

Property ID	2H1XF9E
Property Type	DuplexSemi-detached
Land Area	353.2 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

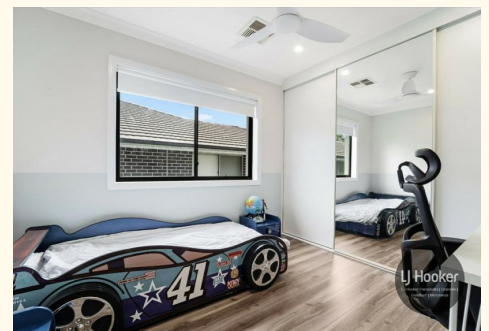
Paulette Ghaleb 0408 888 810

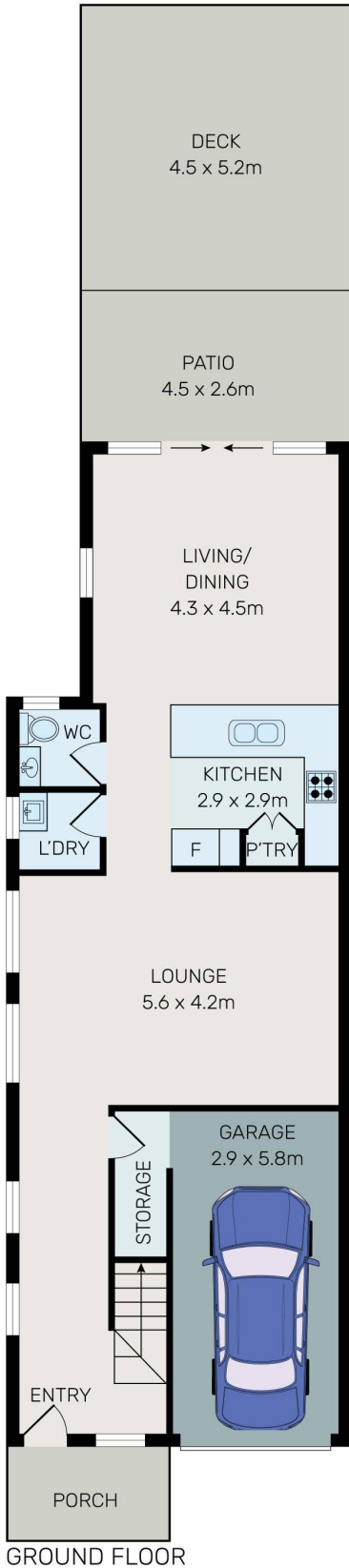
Area Specialist | paulette.ghaleb@ljhooker.com.au

LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555

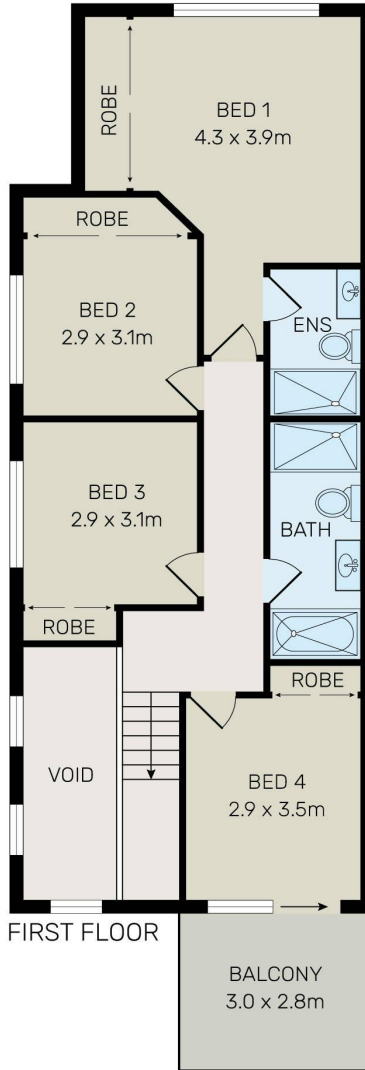
42 South Street, GRANVILLE NSW 2142

granville.ljhooker.com.au | granville@ljhooker.com.au

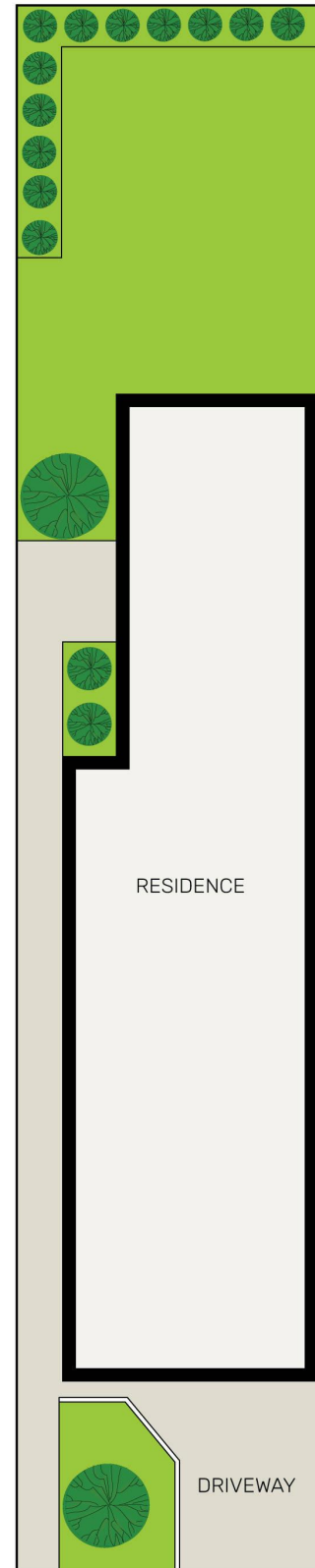




GROUND FLOOR



FIRST FLOOR



All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



25A Park Street, Merrylands

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

