



101 Excelsior Street, Merrylands

## **SOLD AT AUCTION by Paulette Ghaleb 0408 888 810**

Welcome to a home where space & convenience meets family lifestyle.

Perfectly designed for the growing family, this residence offers generous proportions which comprise of multiple living zones including lounge, separate dining plus sunroom.

The bedrooms are well sized, offering comfort and privacy for every member of the family, while the expansive kitchen is the heart of the home - ideal for both everyday meals and special gatherings.

The rear yard backyard is ideal for weekend barbecues, children's play, and unwinding after a busy day.

Enjoy the convenience, with Merrylands and Granville shopping just moments away. Schools, parks, and bus transport are all within easy reach, ensuring everything your family needs is right at your doorstep. Also, only minutes' drive to Parramatta CBD.

Notable features:

- Spacious, family-friendly floorplan with multiple living areas

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.

5 2 2

**FOR SALE**  
\$1,360,000

### **AGENTS**

Paulette Ghaleb  
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### **AGENCY**

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

**LJ Hooker**

- 5 Generous bedrooms (three with built-ins) or optional 4 bedrooms plus formal lounge
- Separate living & dining area plus sunroom
- Large kitchen with plenty of bench space
- Main bathroom with spa bath
- Second shower & toilet in the laundry
- Ducted air condition & solar energy panels
- Lock up garage plus carport
- Minutes' drive to Merrylands, Parramatta & Granville Shopping
- Transport, parks and schools also within easy reach

This is more than just a house - it is the perfect setting for your family's next chapter.

## MORE DETAILS

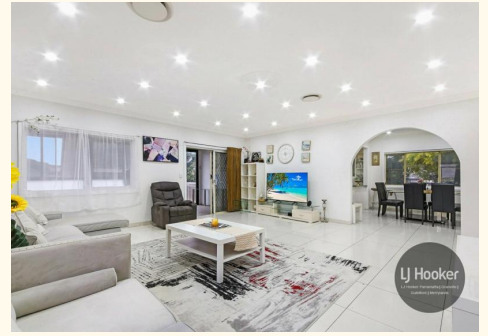
Property ID	2G2TF9E
Property Type	House
Including	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Transport

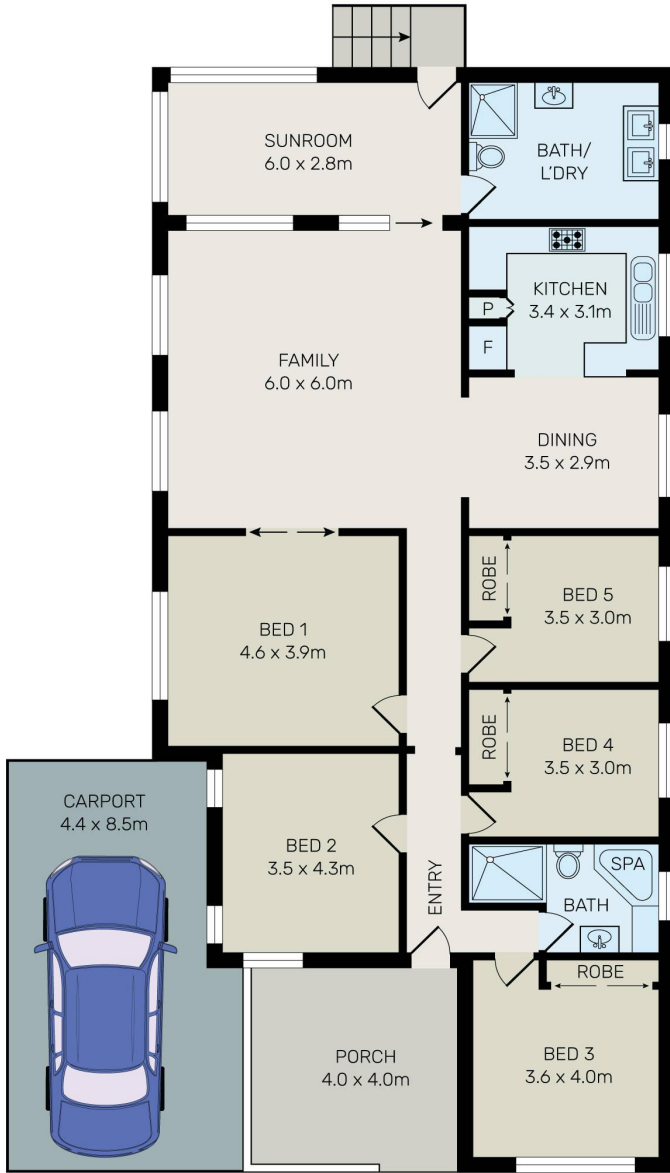
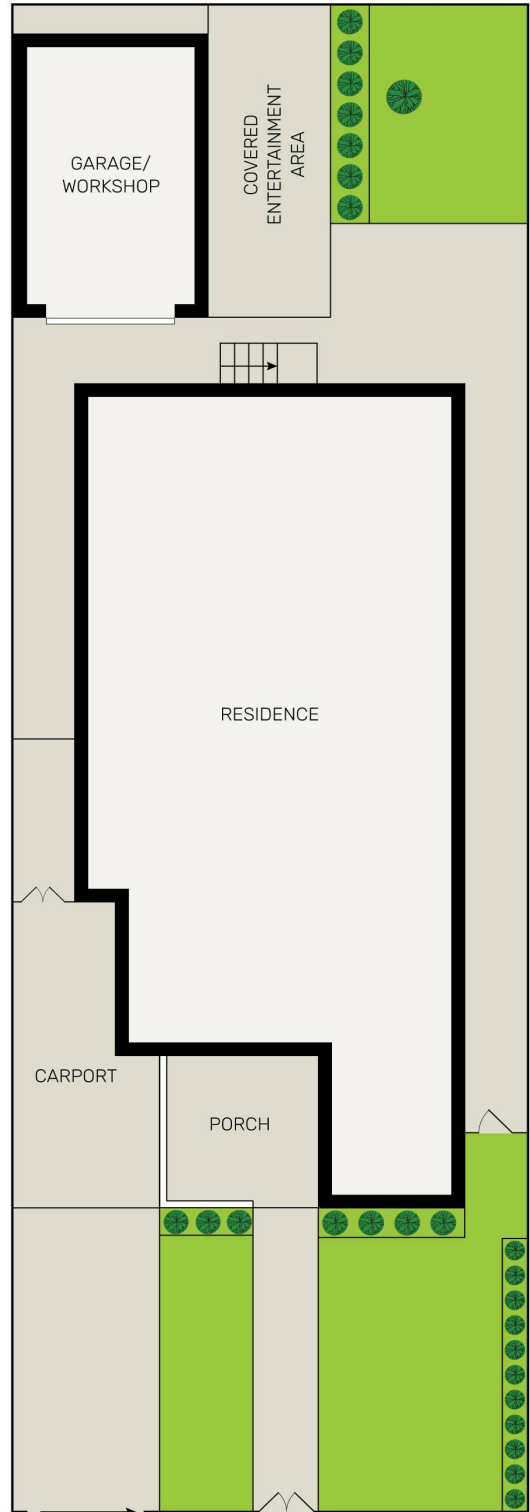
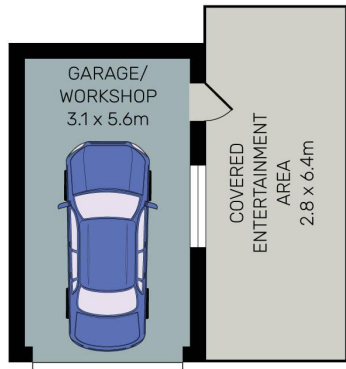
**Paulette Ghaleb 0408 888 810**

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

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