

## Merrylands, 108 Myall Street

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

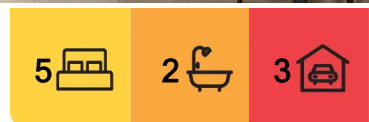
Nestled on a beautiful north facing parcel of land of 714 sqm approx. in one of Merrylands' most sought-after pockets, this immaculate renovated clad home offers spacious living and modern style with the bonus of an approved two-bedroom granny flat —perfect for extended family or a smart investment opportunity!

Main residence features:

- \* Three generous bedrooms with built ins
- \* Spacious lounge & separate dining area
- \* Modern kitchen and stylish bathroom
- \* Ducted air conditioning
- \* Laundry with 2nd toilet
- \* Large covered outdoor entertaining area overlooking a generous landscaped backyard
- \* Beautiful parcel of land - 714.5 sqm approx.



**Disclaimer:** 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.



**For Sale**  
\$1,888,000

**View**  
[ljhooker.com.au/2FWCF9E](http://ljhooker.com.au/2FWCF9E)

**Contact**  
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- \* Wide 15.24 metre frontage approx.
- \* Desirable north-facing aspect
- \* Blue ribbon location - set within easy reach to schools, transport & shops
- \* Currently leased at \$750 per week.

#### Granny Flat Features:

- \* Two bedrooms with built ins
- \* Open plan living & dining
- \* Modern kitchen and bathroom
- \* Ducted air conditioning
- \* Good size courtyard
- \* Garage
- \* Currently leased at \$490.00 per week.

This property combines comfort, flexibility, and strong investment potential in a highly convenient & sought after location.

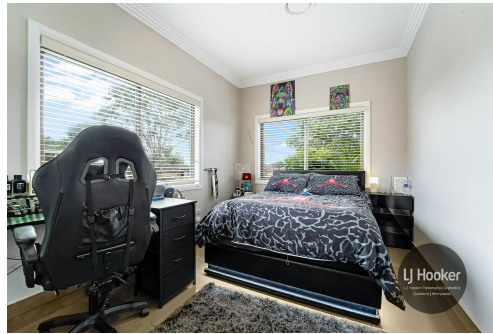
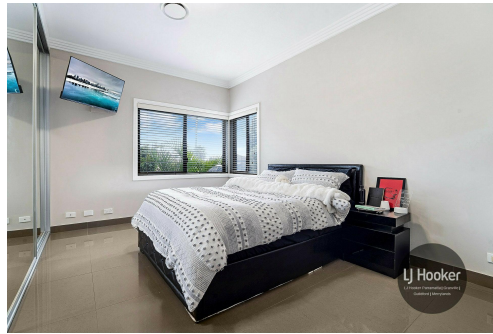
Don't miss this unique opportunity —whether you're an investor, growing family, or looking for space to accommodate multiple generations, 108 Myall Street is a must-see!

## More About this Property

Property ID	2FWCF9E
Property Type	House
Land Area	714.5 m2
Including	Toilets (3) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

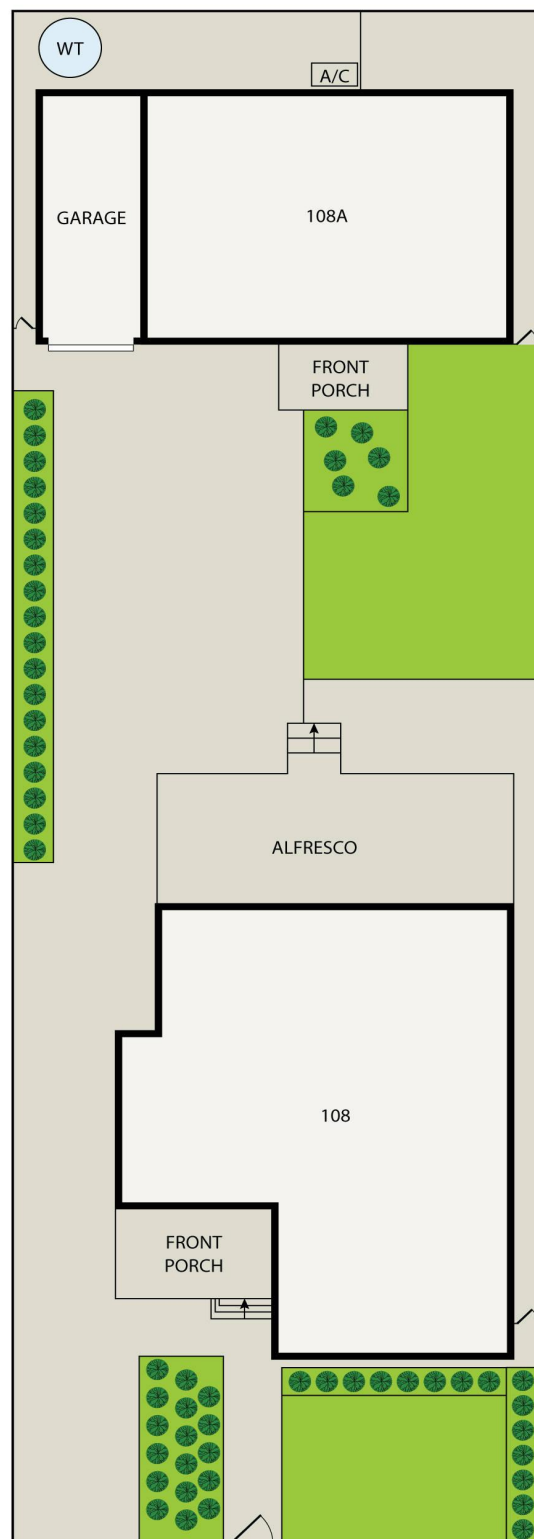
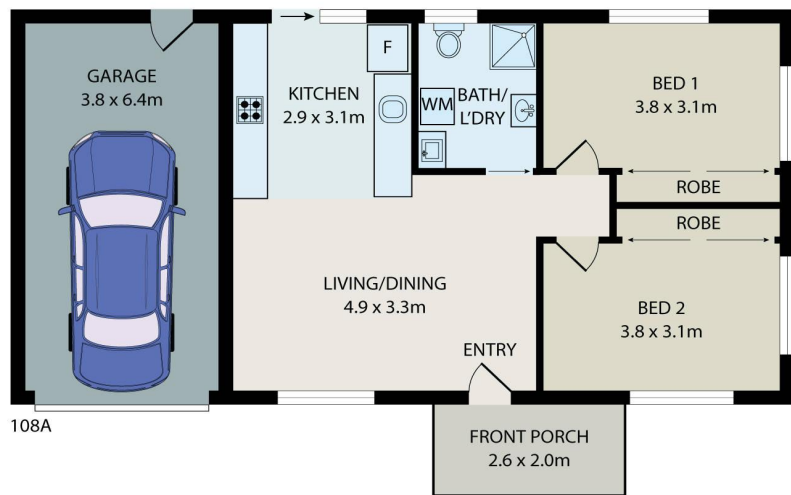
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## 108-108A Myall Street, Merrylands



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