



11 Robertson Street, Merrylands

House with Teenager Retreat

Nestled in a quiet, family-friendly street, this well-kept home with a teenager's retreat presents an exceptional opportunity for homeowners, renovators, or investors or those seeking extra space for a home office, studio, or in-law accommodation, including a park and basketball court right behind the property. This property is ready to move in, rent out, or develop (STCA).

Property Highlights:

- Spacious 3-bedroom with 1-bedroom sleepout
- Light-filled living and dining areas
- Tidy gas cooking kitchen
- Combined bathroom with laundry
- Separate toilet
- Double lock up garage
- Expansive backyard - perfect for kids, entertaining or future extensions

Lifestyle & Location:

- " Backs directly onto a large park with open green space and a full basketball court —perfect for kids, fitness, and family fun
- Minutes to train station, bus stop, local shops, schools, and easy access to Parramatta CBD & M4 Motorway

Contact us today, homes with this much flexibility and park access

4 1 2

FOR SALE
\$1,350,000

AGENTS

Fred Nazari
0451 919 640
fred.nazari@ljhooker.com.au

AGENCY

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

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.



don't last long!

DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

MORE DETAILS

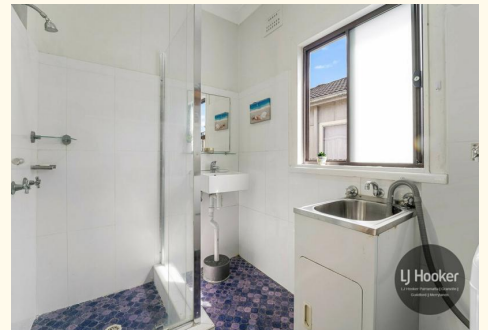
Property ID	2GD3F9E
Property Type	House
Land Area	530 m2
Including	Toilets (1)

Fred Nazari 0451 919 640

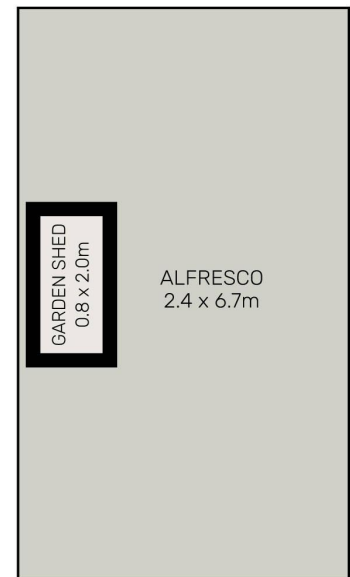
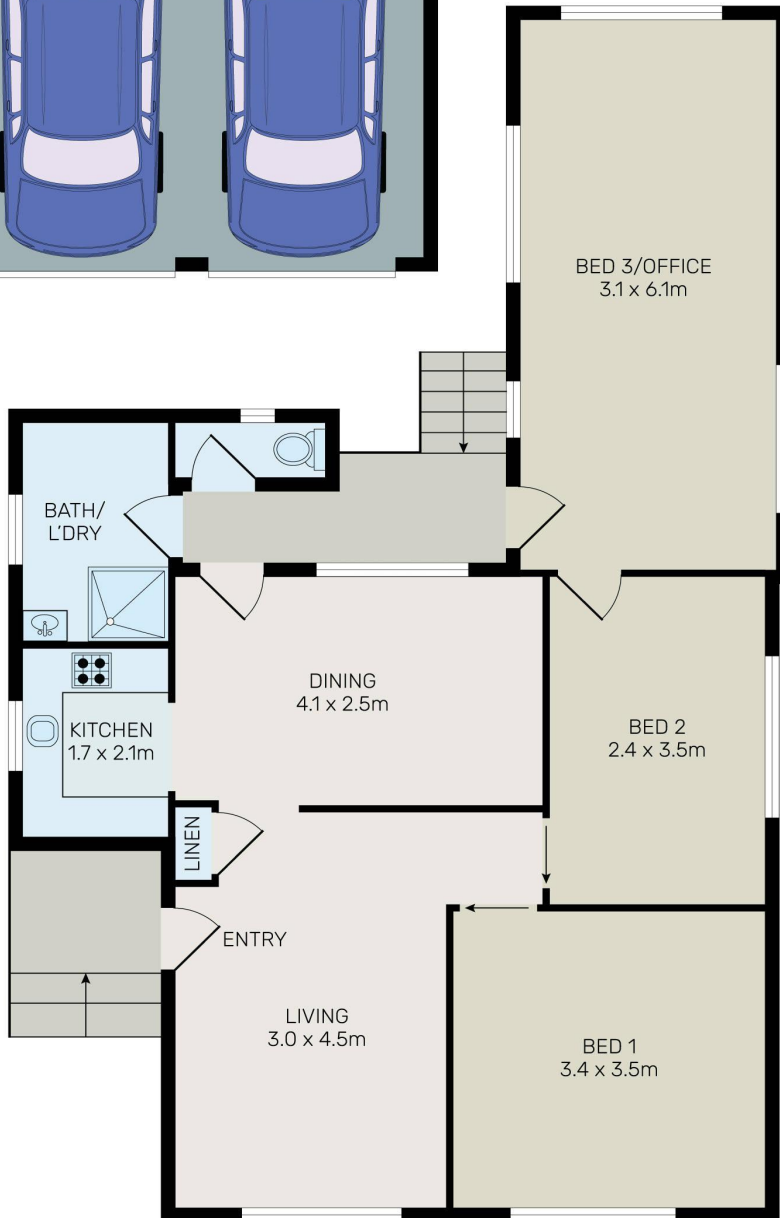
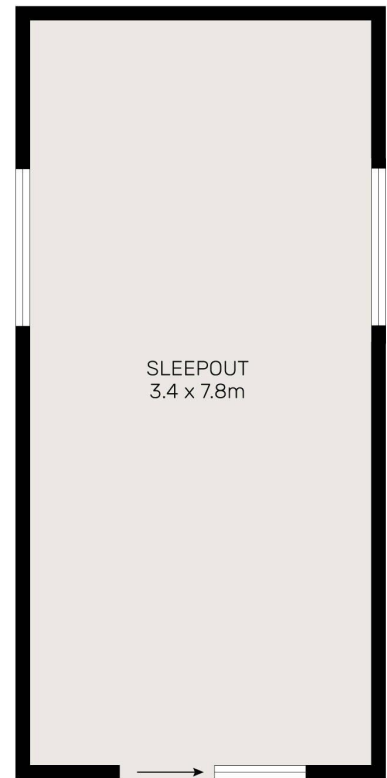
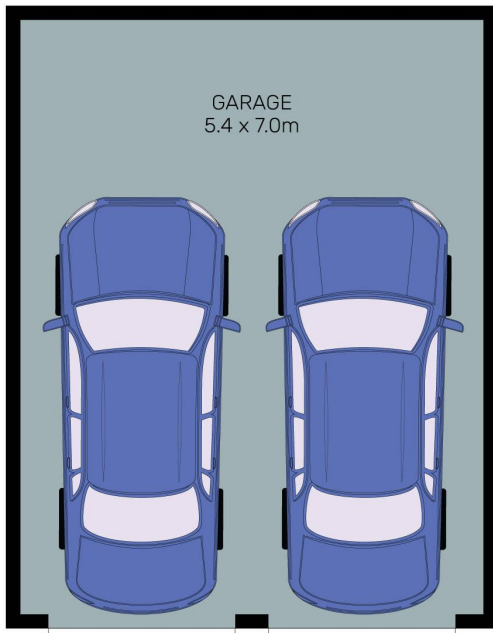
Area Specialist | fred.nazari@ljhooker.com.au

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

42 South Street, GRANVILLE NSW 2142
granville.ljhooker.com.au | granville@ljhooker.com.au



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