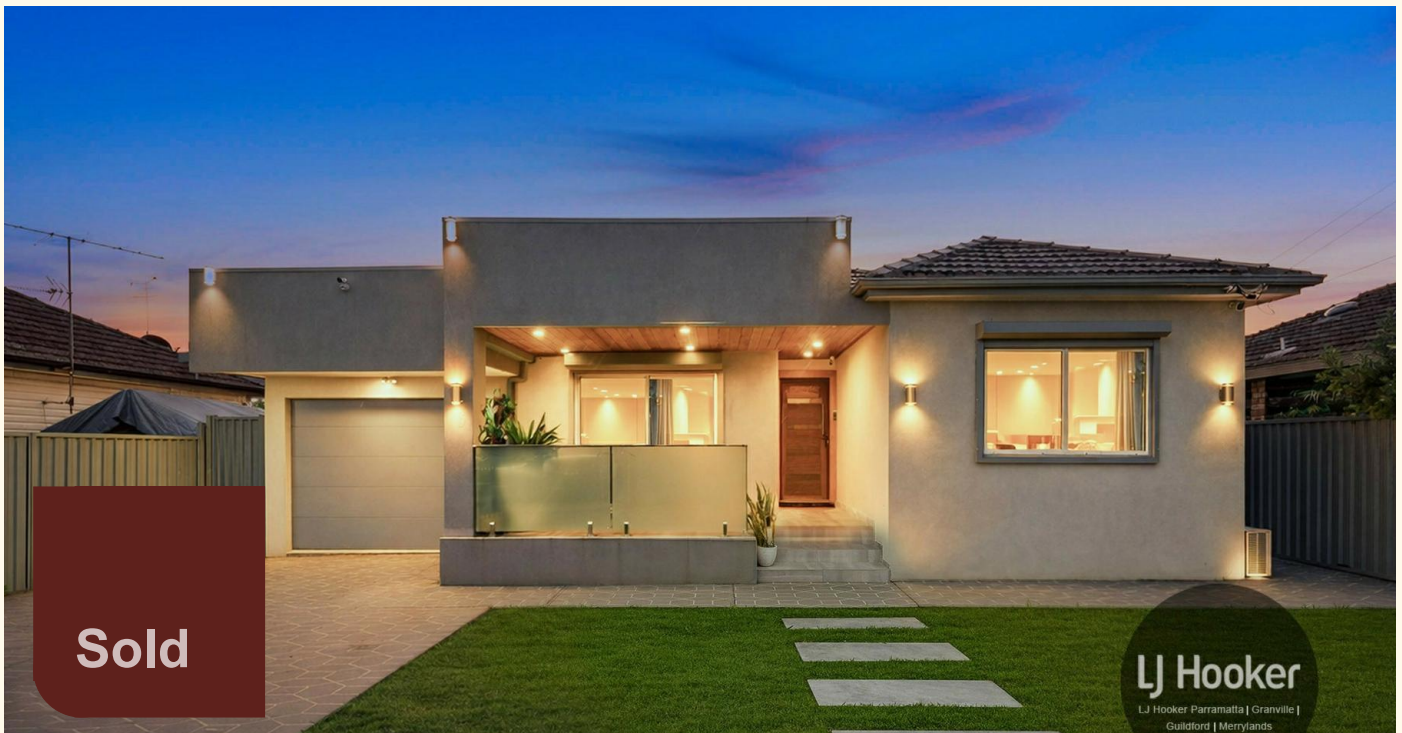




13 Baker Street, Merrylands

Sold Prior to Auction by Paulette Ghaleb - 0408 888 810

Welcome to 13 Baker Street, Merrylands —a beautifully renovated family residence offering space, comfort and versatility in a quiet street setting.

Perfectly positioned within easy reach of local schools, shops, transport and major amenities, this impressive home delivers an inviting ambience with nothing to spend. Simply move in and enjoy.

From the moment you arrive, you'll appreciate the wide 15.24 metre frontage and attractive street presence. Inside, the home has been thoughtfully updated throughout, combining modern finishes with practical family living.

Property Features Include:

- Three large bedrooms (one with built in robe)
- " Main bedroom with walk-in robe and private ensuite
- " Attached sleepout —ideal for extended family, guests, home office or studio
- Two modern bathrooms including ensuite & three toilets for added convenience
- Separate living area

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 3

FOR SALE
\$1,460,000

AGENTS

Paulette Ghaleb
0408 888 810
paulette.ghaleb@ljhooker.com.au

AGENCY

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



- Hostess kitchen featuring 40mm Caesarstone benchtops and gas cooking
- Tiled flooring throughout for easy maintenance
- Split system air conditioning in all bedrooms, living area and sleepout
- Lock-up garage with additional storage cupboards
- Security shutters on windows
- " Solar energy panels for improved energy efficiency
- " Generous rear yard —perfect for children and entertaining
- Wide 15.24m frontage in a quiet, family-friendly street
- Only 750 metres to Aldi Grocery Store
- 1.3km approx. to Merrylands Station
- Minutes to Schools and Parks

This well-presented home offers the complete package for families, investors or buyers seeking flexible living options.

The separate sleepout adds valuable extra space, making it ideal for multi-generational living or additional space for entertaining.

A quality renovated home in a peaceful location —inspection is a must.

MORE DETAILS

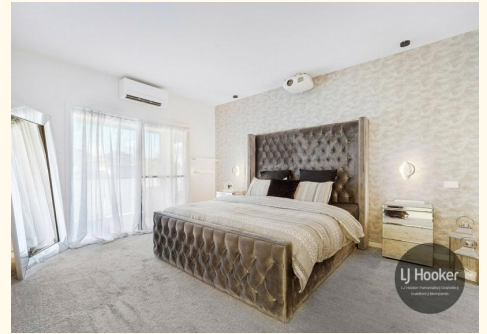
Property ID	2GUYF9E
Property Type	House
Land Area	461.6 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

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





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.

13 Baker 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.

