

Merrylands, 13 Crawley Street

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

Spacious Family Home in Superb Location

Nestled within easy reach to most amenities, this spacious and much-loved brick home offers an abundance of living space and is ideal for growing families or those with the need to accommodate extended family members or in-laws.

Built with pride, the residence is being offered for the first time in over 40 years.

Generous proportions spread across two levels plus a convenient location just minutes' walk to Merrylands Station & Shops and only a short drive to Parramatta CBD, provide the perfect combination for comfortable living.

Notable features include:



For Sale
\$1,340,000

View
ljhooker.com.au/2EM4F9E

Contact
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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.

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- * Full brick construction on first floor
- * Five generous sized bedrooms (two with built ins)
- * Main bedroom equipped with ensuite bathroom
- * Living areas on the upper and lower floor
- * Separate dining area
- * Three bathrooms in total including ensuite
- * Tandem garage with internal access
- * Under house storage area
- * Rear balcony with easterly district views towards the city
- * Potential for dual accommodation
- * Good sized clear rear yard
- * Granny flat potential (subject to council approval)
- * Conveniently located within easy reach to most amenities
- * Set within 1.1km to Merrylands Station & Stockland Mall
- * Minutes' drive to Parramatta CBD & Westmead Medical Precinct
- * Only 650 metres approx. to Holroyd Gardens
- * 550 metres approx. to Parramatta West Public School
- * 1.2 km approx. to Parramatta High Public School

More About this Property

Property ID	2EM4F9E
Property Type	House
Land Area	480.6 m ²
Including	Ensuite Air Conditioning Toilets (3) Close to Schools Close to Shops Close to Transport

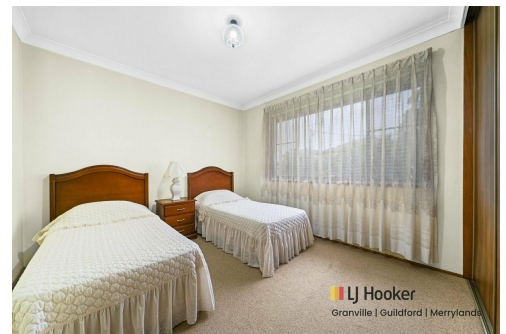
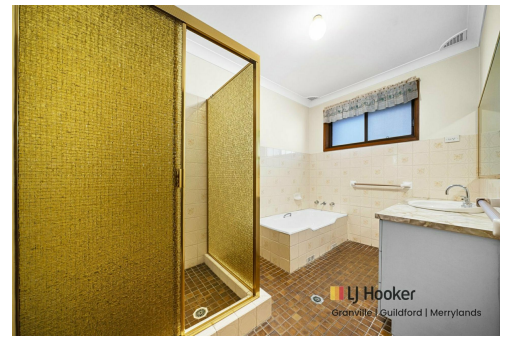
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