

## Merrylands, 17 Coolibah Street

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

Proudly presented to the market for the first time in 23 years, this beautifully maintained and recently updated two-storey brick residence is a true family haven, full of warmth, space, and timeless appeal.

Lovingly cared for by its current owners, the home has been a place where lifelong memories were made - and now it's ready for a new chapter.

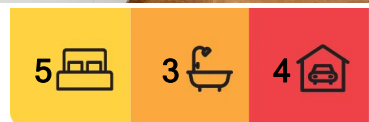
Boasting a flexible and generous floorplan across two levels, the residence effortlessly caters to growing or multi-generational families, with a seamless blend of formal and casual living zones and exceptional indoor-outdoor flow.

Property Highlights:

\* Five spacious bedrooms, including a luxurious master with ensuite and walk in robe



**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**  
\$1,762,000

**View**  
[ljhooker.com.au/2G3SF9E](http://ljhooker.com.au/2G3SF9E)

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- \* Formal lounge & dining room
- \* Separate living room plus informal sitting & dining area
- \* Spacious hostess kitchen with stone benchtops and stainless steel appliances including dishwasher
- \* Three modern bathrooms (including ensuite), all with showers
- \* Beautiful Kempas timber flooring throughout, and new carpet in bedrooms
- \* Ducted air conditioning and vacuum system
- \* Solar energy panels
- \* Sparkling inground pool —perfect for summer family fun
- \* Large covered outdoor entertaining area, ideal for alfresco dining and gatherings
- \* Double garage with internal access and storage options, plus driveway for extra parking
- \* Conveniently located within easy reach to bus transport, local shops, primary and high schools.
- \* Only 180 metres approx. to IGA grocery store and Merrylands West shops
- \* Set within 900 metres approx. to Merrylands High & Cerdon College Schools
- \* 1km approx. to Sherwood Grange primary school
- \* Land area - 557.7 sqm approx. (as per DP)

This home is truly move-in ready - immaculate inside and out, with every detail thoughtfully considered for comfort, functionality, and style.

This is a rare opportunity to secure a substantial and much-loved family home in a great location.

Please Note:

Bedroom image has been modified to include virtual furniture

## More About this Property

<b>Property ID</b>	2G3SF9E
<b>Property Type</b>	House
<b>Land Area</b>	557.7 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Pool

**Paulette Ghaleb 0408 888 810**

Area Specialist | [pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)

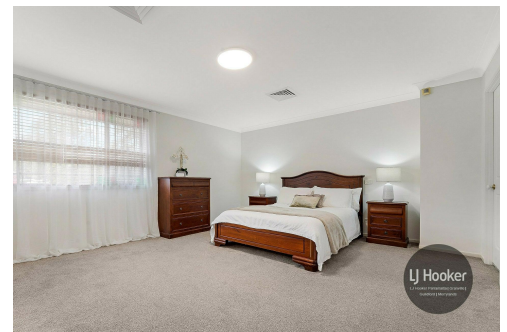
**Mo Nazari 0426 006 001**

Sales Associate to Paulette Ghaleb | [moein.nazari@ljhooker.com.au](mailto:moein.nazari@ljhooker.com.au)

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42 South Street, GRANVILLE NSW 2142

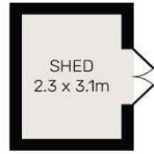
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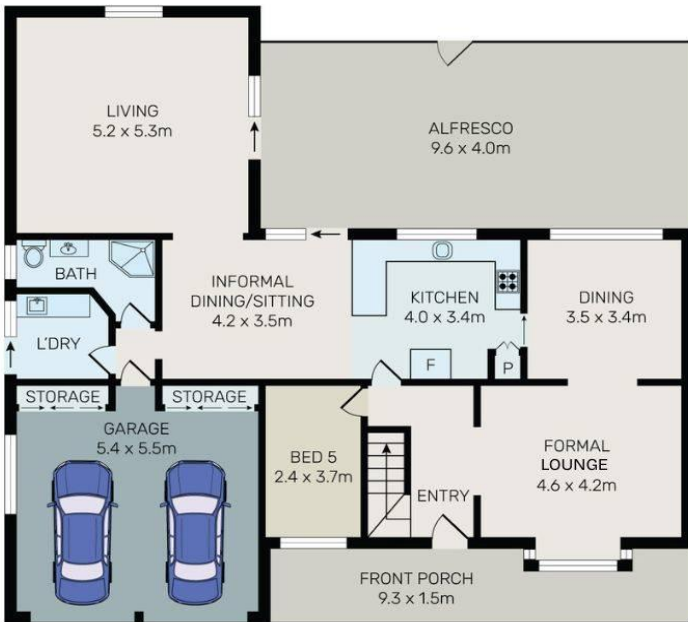
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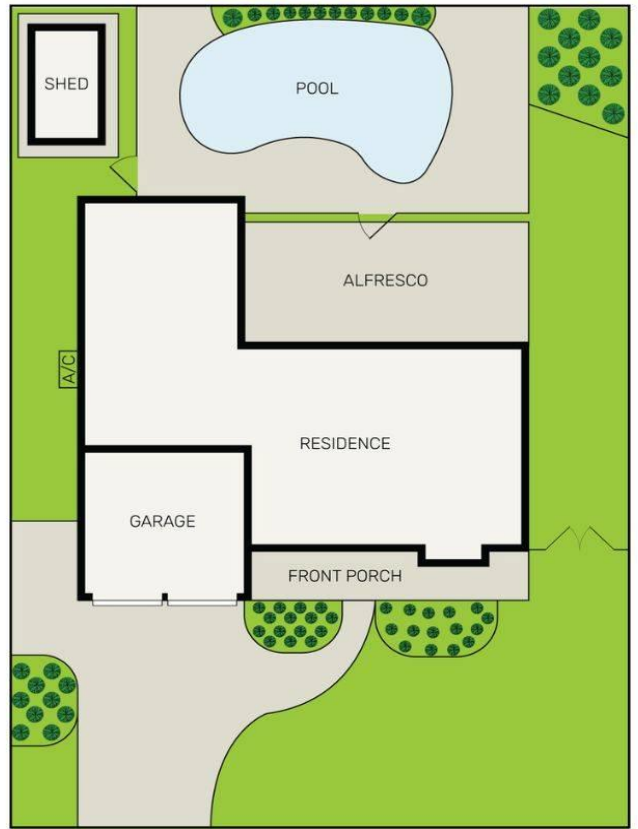
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FIRST FLOOR



GROUND FLOOR



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