







21 Abbott Street, Merrylands

Beautiful Double-Storey Cozy Family Home in a Convenient Location

Perfectly positioned on a convenient Merrylands street, this thoughtfully designed 5-bedroom, 2-bathroom double-storey home offers a refined interior and generous proportions for ultimate comfort and style. Delivering versatile living tailored to families or astute investors alike, its intelligent dual-level layout provides privacy and ample room for a growing household.

PROPERTY HIGHLIGHTS:

- 5 spacious bedrooms, all featuring built-in wardrobes, ceiling fans, and ducted air conditioning.
- The master bedroom features a walk-in wardrobe and private balcony access.
- Hardwood flooring on the ground floor and staircase for easy maintenance, complemented by soft carpet in the bedrooms.
- Open-plan kitchen boasts 40mm stone benchtops, a feature island with a double bowl sink, a 5-burner gas cooktop, and an abundance of wall-to-ceiling custom-made cabinetry with soft-closing doors, plus a custom-made wine shelf.
- Separate formal living and dining areas.

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FOR SALE
$1,300,000

VIEW
Sat 21st Nov @ 11:15AM - 11:45AM

AGENTS

Soon Tee
0420 966 377
Soon.Tee@ljhooker.com.au

Ronica Leung
0451 373 888
ronica.leung@ljhooker.com.au

AGENCY

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

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- Downstairs features 2 spacious bedrooms, allowing parents or extended family to live comfortably together.
- 2 spacious, fully tiled bathrooms, each equipped with modern showers; the main bathroom includes a bathtub.
- Internal laundry with plenty of custom-made wall-to-ceiling cabinetry,
- Full-height under-stair cabinetry designed to accommodate shoes and golf bags.
- Dual outdoor entertaining areas, including an undercover alfresco space featuring a sink, plus an additional pergola in the backyard for kids to play or for gatherings with family and friends.
- Ducted air conditioning and downlights throughout.
- Driveway parking space for 2 cars and a separate garage

LOCATION HIGHLIGHTS:

- minute drive to Granville Station
- minute drive to Merrylands Station and Stockland Merrylands shopping centre.
- minute drive to Granville Sports Park.
- Short walk to local schools and neighbourhood shops.
- Easy access to major motorways and just a short drive to the Parramatta CBD, Westfield Parramatta, and the Westmead Health Precinct.

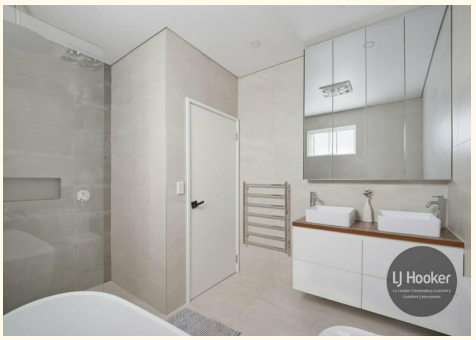
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MORE DETAILS

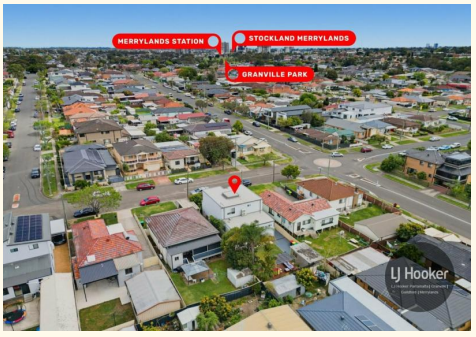
Property ID	2HJSF9E
Property Type	House











Soon Tee 0420 966 377
Area Specialist | Soon.Tee@ljhooker.com.au
Ronica Leung 0451 373 888
Sales Associate to Soon Tee | ronica.leung@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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