



222 Woodville Road, Merrylands

Spacious 4-Bedroom Family Home / Duplex site

Positioned in a convenient location, this well-presented four-bedroom home offers comfortable living with generous indoor and outdoor spaces. Ideal for growing families, the property combines practical design with everyday convenience, located close to schools, shops, public transport, and local parks. Potential duplex site (STCA)

Property Features

- 4 spacious bedrooms all with built-in robes
- Fully tiled modern bathroom
- Well-appointed timber kitchen with gas cooktop and great storage options
- " Separate living and dining areas
- " Massive backyard —perfect for families and entertaining
- Front undercover pergola area suitable for car accommodation

Location Highlights

- Approx. 5-minute drive to Merrylands Station
- Easy access to Parramatta (approx. 15-minute drive)
- Convenient access to major roads including Woodville Road and the M4 Motorway

4 1 3

FOR SALE

\$1,100,000 - \$1,180,000

VIEW

Sat 20th Jun @ 11:45AM - 12:15PM

AGENTS

Soon Tee
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AGENCY

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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 miss out on this opportunity —contact the team for more information.

MORE DETAILS

Property ID 2GXEF9E
Property Type House
Land Area 524.8 m2

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

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 **LJ Hooker**