







25 Abbott Street, Merrylands

MUST BE SOLD - Stylishly Renovated, Move-In Ready & Conveniently Located

Beautifully renovated throughout and ready to enjoy, 25 Abbott Street, Merrylands presents an outstanding opportunity for first home buyers, growing families, downsizers and savvy investors seeking a well presented home in a convenient location.

Showcasing a fresh, modern interior with a practical design, this appealing residence offers four bedrooms, three with built-in wardrobes, complemented by a modern kitchen and bathroom, open plan living & dining, laundry with second toilet, double garage plus covered outdoor entertaining area.

There is also ample off-street parking, providing excellent practicality for families and those with multiple vehicles.

Conveniently positioned within easy reach of local schools, TAFE, bus transport and shopping facilities, this is a home that combines comfort, convenience and outstanding versatility.

PROPERTY HIGHLIGHTS:

4 1 2

FOR SALE
For Sale $1,220,000

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

- Renovated throughout
- Four bedrooms, three with built-in wardrobes
- Modern kitchen and bathroom
- Spacious open-plan living and dining
- Tiled flooring
- Double lock-up garage
- Ample off-street parking
- Under cover outdoor entertaining area
- Second toilet in the laundry
- Convenient access to schools, TAFE, bus transport and local shops
- Ideal for first home buyers, upsizers, downsizers and investors

LOCATION HIGHLIGHTS:

- minute drive to Granville Station
- minute drive to Merrylands Station and Stockland Merrylands shopping
- 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.

Whether you're looking to secure your first home, accommodate a growing family, downsize without compromising on comfort or add a ready-to-enjoy property to your investment portfolio, 25 Abbott Street, Merrylands is an opportunity not to be missed.

With all the hard work already done, there is nothing left to do but move in, unpack and enjoy.

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MORE DETAILS

Property ID	2HK6F9E
Property Type	House
Land Area	366 m2
Including	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport







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