



## Merrylands, 31 Badham Street

**SOLD AT AUCTION** by Fred 0469 765 033 & Mo 0426 006 001

4-Bedroom Home in a Great Location!

Step into this beautifully updated and well-presented home which is ideally situated just minutes from local schools, shops, parks, and other amenities.

Whether you're a first home buyer or looking for a solid investment, this stunning home is the perfect opportunity!

Key Features:

- \* Master bedroom with built-ins and ensuite
- \* Second and third bedrooms with built-ins
- \* 4th bedroom could be used as a living area
- \* Combined dining and living area



**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.

**SOLD**

4

2

3

**For Sale**  
\$1,271,000

**View**  
[ljjhooker.com.au/1XMHF9E](https://ljjhooker.com.au/1XMHF9E)

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- \* 3 modern fully tiled bathrooms, the 3rd bathroom included laundry
- \* Renovated and modern gas cooking kitchen with stone benchtop, includes plenty of cabinet space plus a dishwasher.
- \* Outdoor BBQ & Entertainment area perfect for family gathering
- \* Low-Maintenance Yard —Relax in a beautiful outdoor setting with minimal upkeep
- \* Updated Electrical, energy-efficient downlights that provide bright and contemporary lighting
- \* Lock up garage/ workshop
- \* Carport and plenty of parking space on the street
- \* Timber flooring
- \* Upgraded hot water system
- \* Split A/C

This property offers a fantastic value, Don't miss out on this incredible opportunity!

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## More About this Property

<b>Property ID</b>	1XMHF9E
<b>Property Type</b>	House
<b>Land Area</b>	382 m2

**Fred Nazari 0451 919 640**

Area Specialist | [fred.nazari@ljhooker.com.au](mailto:fred.nazari@ljhooker.com.au)

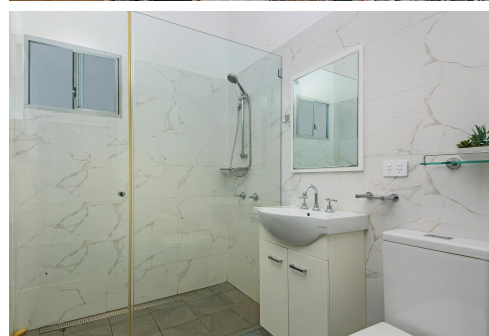
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