



31 Grace Crescent, Merrylands

5 2 4

Dual Living Opportunity in Blue Ribbon Location

AUCTION

Sat 28th Feb @ 2:30PM

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Positioned in a quiet and desirable cul-de-sac street, this two-storey brick residence offers exceptional versatility for large or extended families, as well as investors seeking dual-living or rental potential.

Built with full brick construction on the lower level and brick veneer upstairs, the home delivers a solid foundation with generous living spaces across both levels.

The upper floor comprises three well-sized bedrooms with built-in wardrobes, a neat bathroom, a functional kitchen and separate lounge and dining areas. Timber flooring flows throughout, while a front balcony and covered rear porch with separate access to the backyard enhance everyday living.

The ground floor provides flexible accommodation, featuring two bedrooms (or one bedroom plus living area), a kitchenette, bathroom, laundry with storage, and internal access to a double garage adding further convenience and making this level ideal for extended family or guests.

Property Features:

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.

LJ Hooker

- Two-storey brick home —full brick lower level, brick veneer upper level
- Flexible dual-level layout ideal for extended families or investment potential
- Five bedrooms, four with built-in wardrobes
- Main kitchen upstairs plus kitchenette on the ground floor
- Two bathrooms
- Separate lounge and dining areas
- Laminate timber flooring
- Double garage with internal access
- Front balcony and two covered rear porches
- Blue ribbon location - quiet cul-de-sac
- Set within easy reach to shops, schools, transport and local amenities
- Land size approx. 594.4 sqm

A rare opportunity to secure a versatile home that seamlessly combines space, location, and lifestyle.

Whether you're looking for a substantial family residence or a property with strong income potential, this home truly ticks all the boxes.

Please Note: Some images have been digitally modified to include virtual furniture.

MORE DETAILS

Property ID	2GPXF9E
Property Type	House
Land Area	594.4 m ²
Including	Toilets (2)
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport
	Kitchenette



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Area Specialist | paulette.ghaleb@ljhooker.com.au

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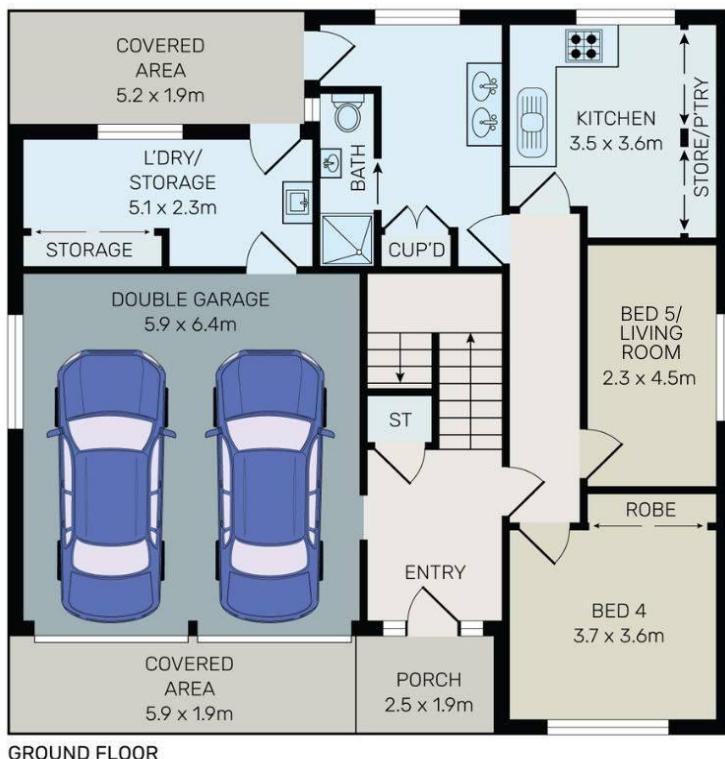
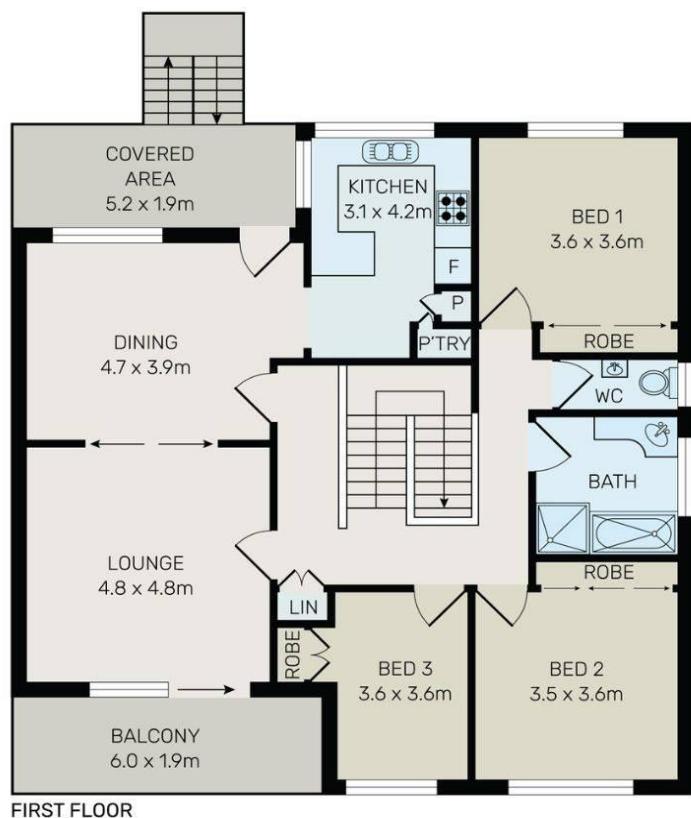
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LJ Hooker Parramatta | Granville | Guildford | Merrylands (02)

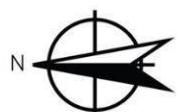
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