







38 Burnett Street, Merrylands

4-Bedroom Family Home on 607m² —Corner Block with 18.2m Frontage

This north-east facing corner block is positioned on 607m² with a wide frontage, offering the perfect blend of comfort, convenience, and future development potential. Excellently located, the property is just a 2-minute walk to Merrylands Swimming Centre and Merrylands Park, and a short stroll or drive to all local amenities and the Parramatta CBD. This is an exceptional find for growing families or savvy investors seeking a large outdoor living area.

MAIN FEATURES

- Generous corner block featuring expansive front and rear yards in a highly convenient location-move straight in, rent out, or landbank for future development.
- Double-glazed windows installed throughout
- 4 comfortable bedrooms (two with built-in wardrobes) and a total of 2 bathroom.
- Practical kitchen equipped with a gas cooktop and cabinetry storage.
- Spacious open-plan living and dining area.
- Versatile family room ideal for casual gatherings, a home office, or

4 2 2

FOR SALE
$1,228,000

VIEW
Sat 21st Nov @ 9:45AM - 10:15AM

AGENTS

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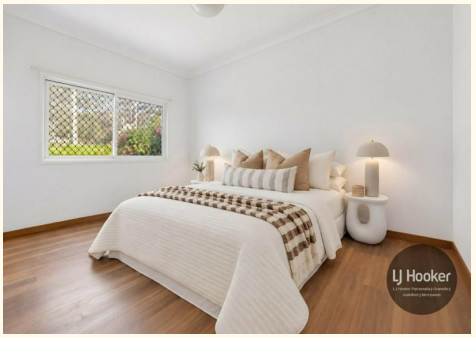
conversion into a guest retreat.
- 3 split-system air conditioners for year-round comfort.
- Expansive front yard framed by privacy hedging, providing a secure space for children to play.
- Substantial rear yard complete with a covered pergola, perfect for weekend barbecues and hosting friends.
- Convenient side-access driveway secured by an automatic gate.
- Additional shed for storage

LOCATION HIGHLIGHTS:
- 2 mins walk to Merrylands Swimming Centre, Merrylands Park Tennis Courts & Merrylands Park
- 4 mins drive to Stockland Merrylands & Merrylands Station
- 14 mins walk to Holroyd School
- 9 mins drive to Parramatta CBD and easy access to M4 Motorway and Woodville Road

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MORE DETAILS

Property ID	2HJWF9E
Property Type	House
Land Area	607 m2











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