

Merrylands, 44 Bristol Street

Impressive Four Bedroom Family Home !

This immaculate north facing residence has been a much loved and cared for family home and is sure to provide comfortable living for the growing family.

From the moment you step inside, you cant help but feel impressed by the perfect blend of functionality, space and comfort.

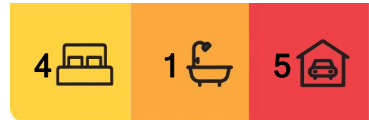
Formal and informal living areas combined with an outdoor oasis that includes a covered entertaining area, beautiful landscaped gardens and inviting saltwater inground pool, offer the ideal setting for those who love to entertain.

To complete the home, is a convenient location that is within easy reach to schools, local shops, parks and bus transport.

Ready for you to move in and start making memories, some notable features include:



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.



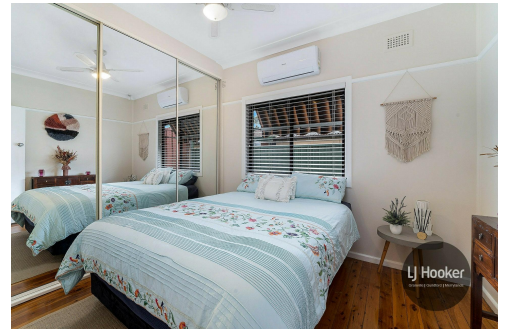
For Sale
\$1,240,000

View
ljhooker.com.au/29WZF9E

Contact
Paulette Ghaleb
0408 888 810
pghaleb.merrylands@ljhooker.com.au

**LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555**

- * Immaculate presentation & spacious interior layout
- * Four bedrooms with built ins.
- * Lounge with combustion heater
- * Informal living which adjoins and opens to the outdoor entertaining area
- * Separate dining area
- * Hostess kitchen with gas cooking
- * Modern bathroom
- * Split system air conditioning in most rooms throughout the home
- * Resort style yard with saltwater inground pool and landscaped gardens plus sitting area.
- * Two toilets
- * Lock up garage plus ample off street parking
- * 15.24 metre frontage approx.
- * Land area - 531.1 sqm approx.
- * 300 metres to Merrylands High
- * 750 metres to Merrylands Public School and Cerdon College High School
- * Bus Transport at door



More About this Property

Property ID	29WZF9E
Property Type	House
Including	Air Conditioning Toilets (2) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

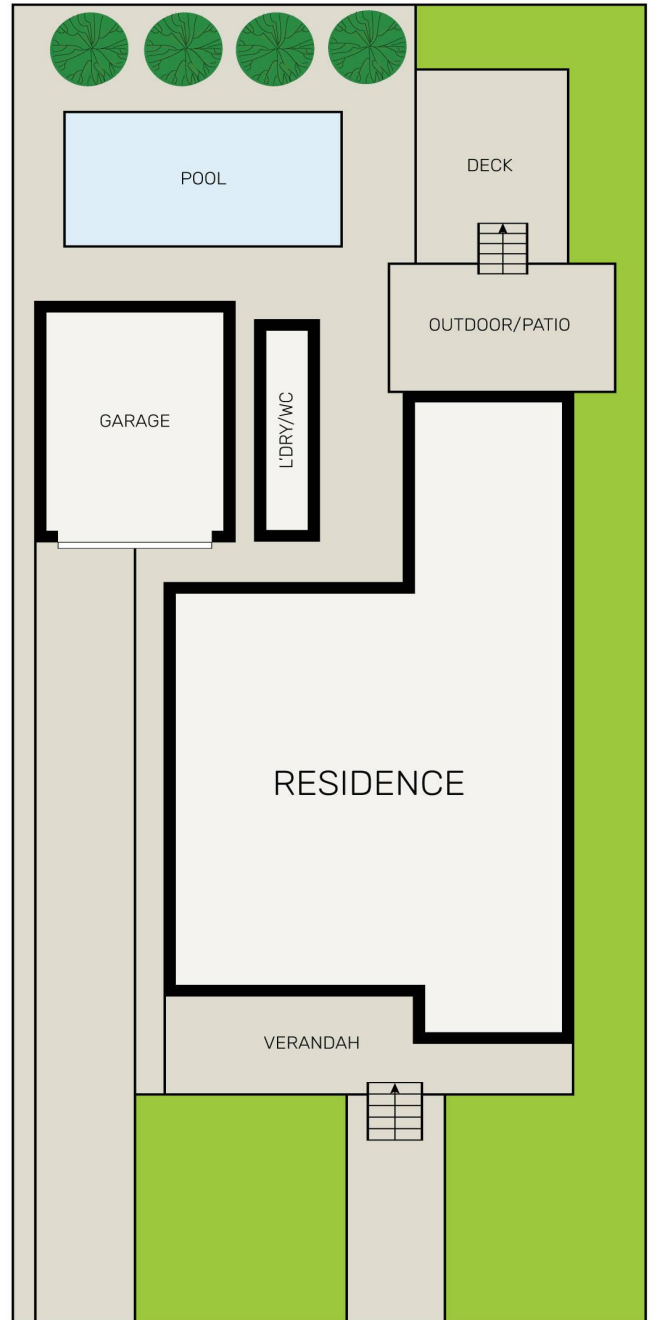
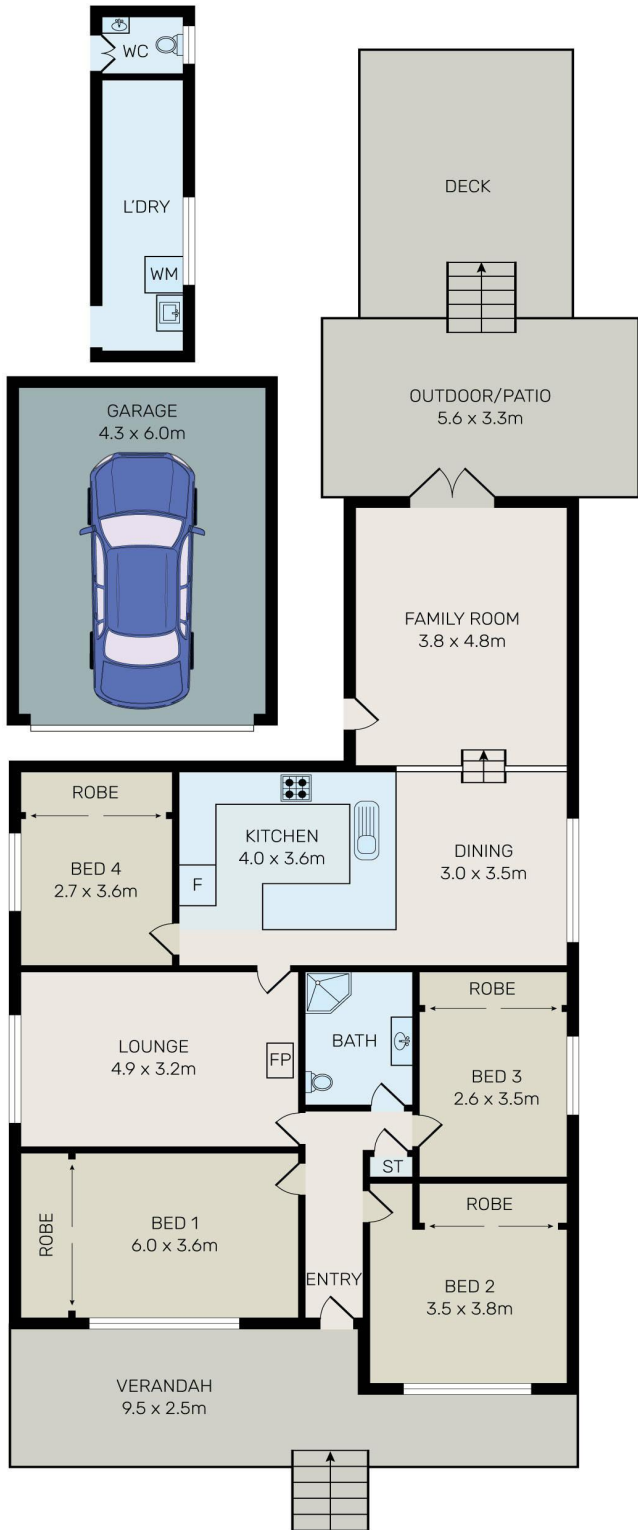
Paulette Ghaleb 0408 888 810
Area Specialist | pghaleb.merrylands@ljhooker.com.au

LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555
42 South Street, GRANVILLE NSW 2142
granville.ljhooker.com.au | granville@ljhooker.com.au



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.

**LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555**



All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



44 Bristol Street, Merrylands



LJ Hooker Parramatta | Granville |
 Guildford | Merrylands
 (02) 9637 8555

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.