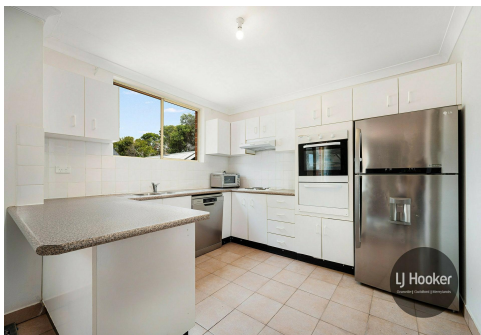




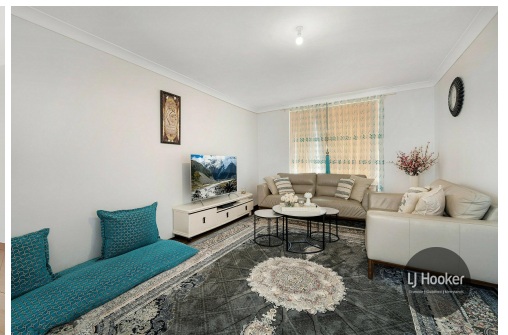
LJ Hooker
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Merrylands, 44a Patten Avenue

Sold by Paulette Ghaleb..0408 888 810.

This neat full brick home presents a fantastic opportunity for those looking to secure an affordable first home, retirees wanting to downsize or investors wishing to expand their investment portfolio

Nestled in a quiet street, which is conveniently positioned within easy reach to most amenities including Shops, Transport, Parks and Schools. It is also only minutes' drive to Parramatta CBD.

The spacious interior layout combined with minimal maintenance yard provides the perfect blend for comfortable living.

Notable features include:

* Neat full brick home



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.

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2

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For Sale
\$965,000

View
ljhooker.com.au/2FJ3F9E

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

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

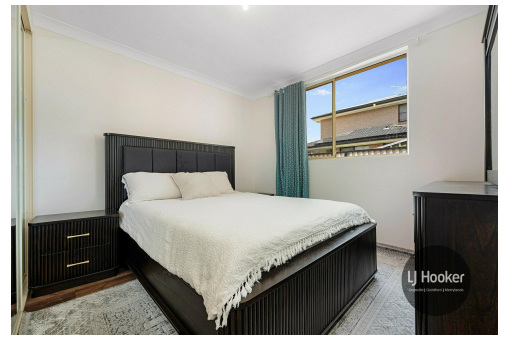
- * Free-standing, Torrens title
- * 3 generous sized bedrooms with built ins
- * Main bedroom equipped with ensuite
- * Separate lounge
- * Spacious dining/living area
- * Good size kitchen
- * Neat bathroom
- * Garage with internal access
- * Set within easy reach to shops, transport, parks, and M4 Access
- * 1 km approx. to Merrylands Station
- * Minutes' drive to Parramatta CBD
- * Total land area - 311.1 sqm approx.

More About this Property

| | |
|----------------------|--|
| Property ID | 2FJ3F9E |
| Property Type | House |
| Land Area | 311.1 m2 |
| Including | Ensuite Air Conditioning Toilets (2) Built-in-Robes Close to Shops Close to Transport |

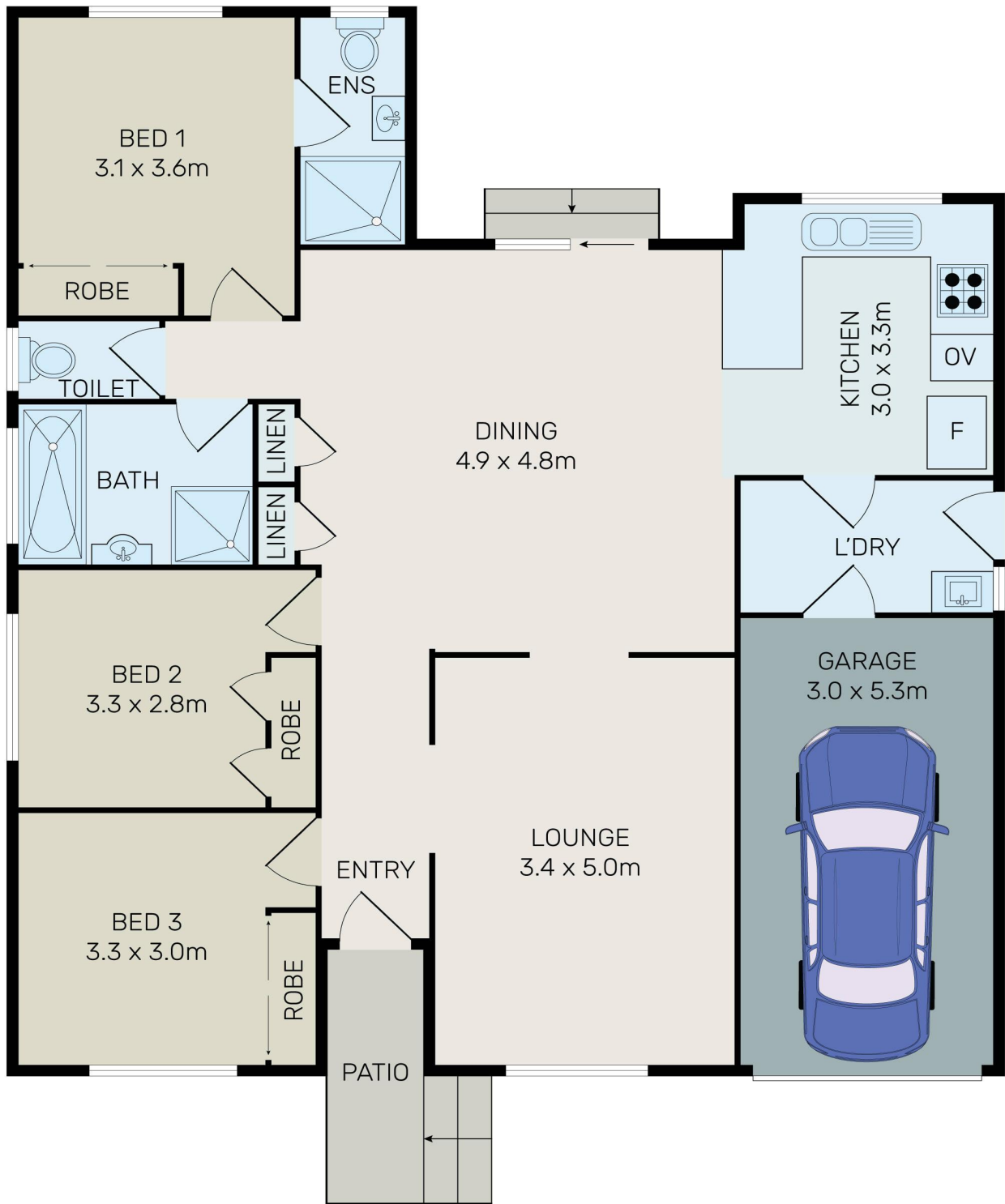
Paulette Ghaleb 0408 888 810
 Area Specialist | pghaleb.merrylands@ljhooker.com.au

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