



45 Edna Avenue, Merrylands

Spacious Renovated Home with Approved Granny Flat

Nestled on a beautiful east facing parcel of land of 651.3 sqm approx. in a quiet and convenient Merrylands' pocket, this renovated clad home offers spacious living and modern style with the bonus of an approved granny flat —perfect for extended family or a smart investment opportunity!

Main residence features:

- Four generous bedrooms (three with built ins) plus study
- Spacious open plan lounge & dining area
- Modern kitchen and stylish bathroom
- Air conditioning
- Laundry with 2nd toilet & shower
- Beautiful parcel of land - 651.3 sqm approx.
- Wide 15.24 metre frontage approx.
- Desirable east-facing aspect
- Convenient location - set within easy reach to schools, transport & shops
- Currently leased at \$850 per week.

Granny Flat Features:

6 3 3

AUCTION

Sat 30th May @ 1:30PM

VIEW

Sat 2nd May @ 3:00PM - 3:30PM

AGENTS

Paulette Ghaleb

0408 888 810

paulette.ghaleb@ljhooker.com.au

Mo Nazari

0426 006 001

moein.nazari@ljhooker.com.au

AGENCY

LJ Hooker Parramatta | Granville |

Guildford | Merrylands

(02) 9637 8555

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/three bedrooms (two with built ins)
- Open plan living & dining
- Modern kitchen and bathroom
- Good size courtyard & alfresco area
- Currently leased at \$700.00 per week.

This property combines comfort, flexibility, and strong investment potential in a highly convenient & sought after location.

Don't miss this unique opportunity —whether you're an investor, growing family, or looking for space to accommodate multiple generations, 45 Edna Ave, Merrylands is a must-see!

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

MORE DETAILS

Property ID	1Z6FF9E
Property Type	House
Land Area	651.3 m2
Including	Air Conditioning
	Toilets (3)
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

Paulette Ghaleb 0408 888 810

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

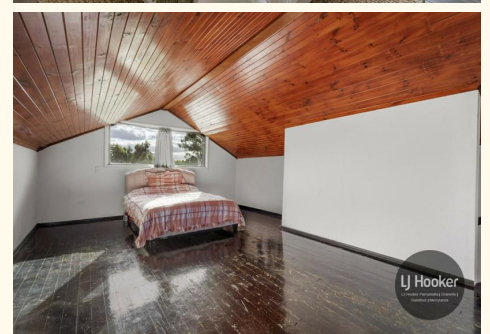
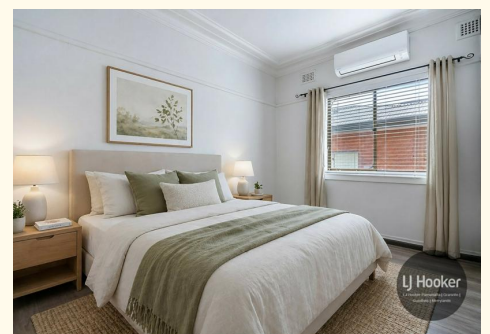
Mo Nazari 0426 006 001

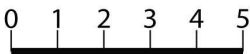
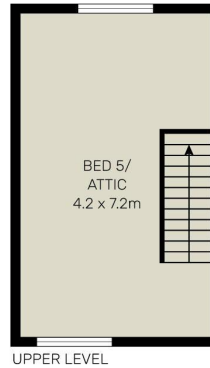
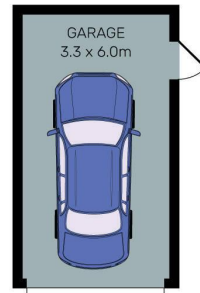
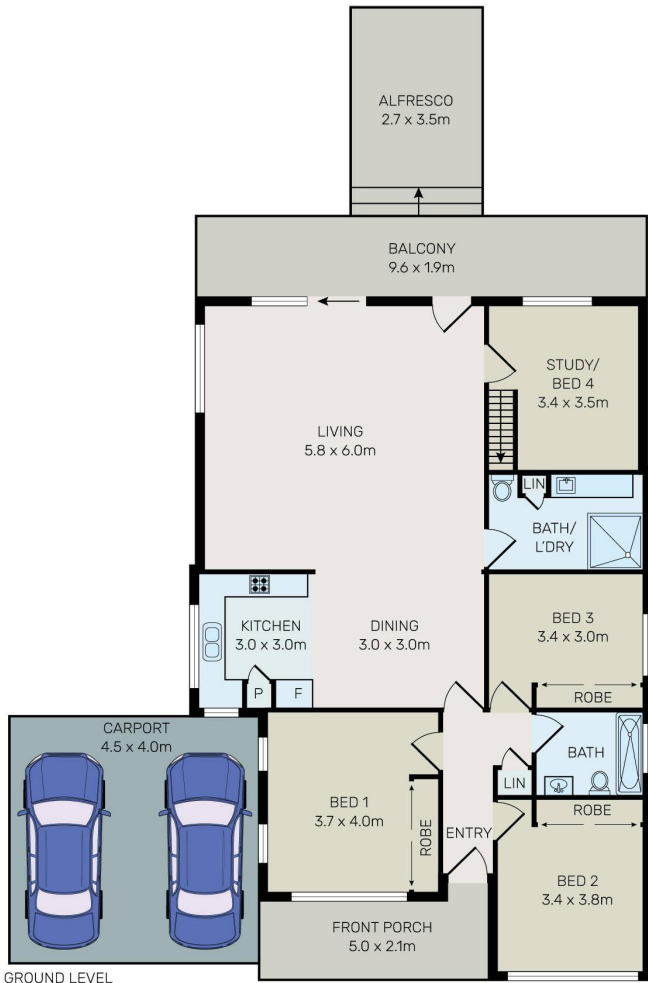
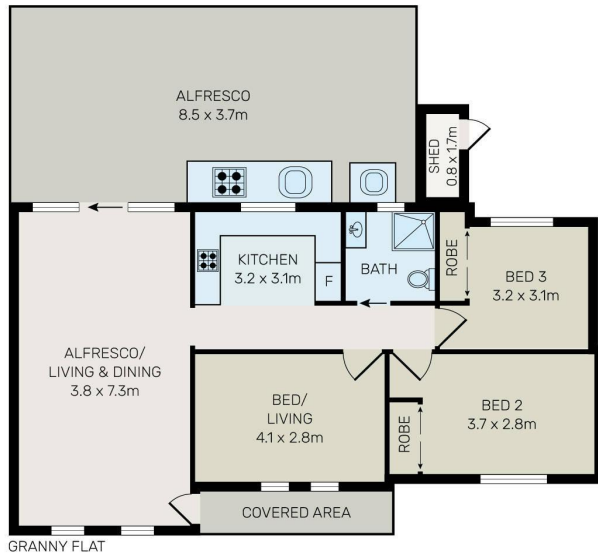
Sales Associate to Paulette Ghaleb | moein.nazari@ljhooker.com.au

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

42 South Street, GRANVILLE NSW 2142

granville.ljhooker.com.au | granville@ljhooker.com.au





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.



45 Edna Avenue, Merrylands

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.

