



46 Arcadia Street, Merrylands

BRICK HOUSE - DOUBLE LOT

Set in a quiet, family-friendly street, this solid brick residence sits on a double lot, offering outstanding potential for families and investors, alike (STCA).

The home provides comfortable, low-maintenance living with a practical layout, while the expansive landholding opens the door to renovation, extension, or future redevelopment opportunities

Property Features:

- Three spacious bedrooms, all with built-ins; master suite with ensuite.
- Separate living & dining area
- Gas cooking kitchen
- Outdoor alfresco equipped with kitchenette
- Tiled bathroom with bathtub
- Internal laundry
- Guest toilet
- Split air-conditioning
- Single lock up garage

Location Highlights:

- Walking distance to local schools, parks, and shops
- Walking distance to bus stop & schools
- Minutes to IGA & Merrylands Shopping Centre
- Close to Parramatta CBD

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.

3 2 2

FOR SALE
\$1,270,000

AGENTS

Fred Nazari
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AGENCY

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

LJ Hooker

- Convenient access to major roads including M4 & Cumberland Highway

DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries

MORE DETAILS

Property ID 26BSF9E
Property Type House

Fred Nazari 0451 919 640

Area Specialist | fred.nazari@ljhooker.com.au

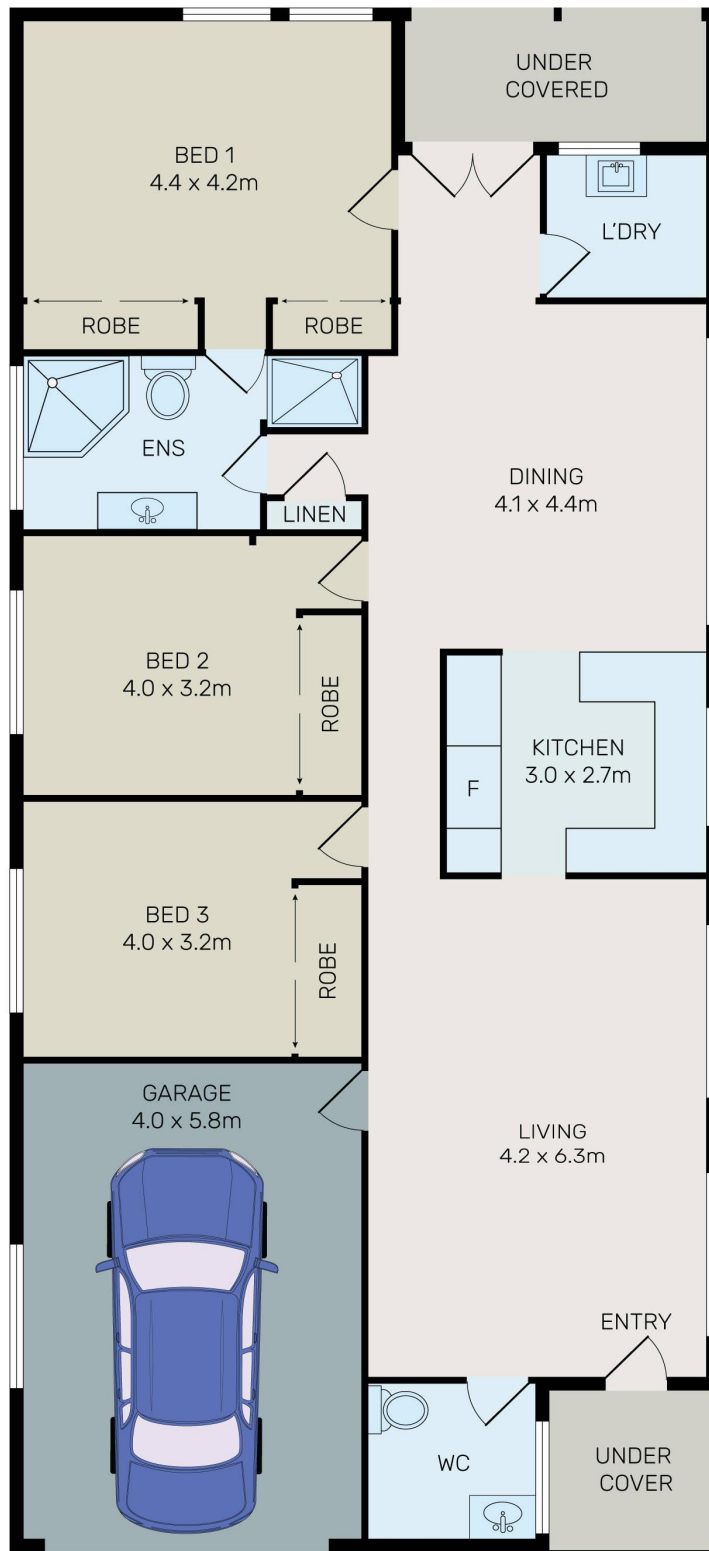
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