

48 Villiers Street, Merrylands

## Rare Double-Lot Home with Separate Retreat in Prime Merrylands Location

Perfectly positioned in a peaceful and family-friendly pocket of Merrylands, this charming single-level residence presents an exceptional opportunity for families, investors, or those seeking flexible multi-generational living. Set on a rare R3-zoned double-lot, the property combines immediate comfort with future development potential, offering a well-maintained three-bedroom home plus a fully self-contained retreat at the rear.

The main residence features three spacious bedrooms filled with natural light, complemented by a welcoming open-plan living and dining area. A well-appointed kitchen offers generous bench and storage space, while the central bathroom is neat and functional with a separate bath and shower. Additional features include a split system air conditioner, internal laundry, alarm system, CCTV, and a wide driveway with ample off-street parking.

At the rear of the property, the self-contained retreat offers exceptional flexibility. With its own private entrance, this secondary dwelling includes a full-sized bedroom, a modern bathroom, and a tidy

4 2 2

**FOR SALE**  
\$1,360,000

**AGENTS**

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kitchen, making it ideal for in-law accommodation, older children or guests.

Located just minutes from Merrylands Station, Stockland Mall, local schools, parks, and public transport, this home provides the perfect balance of convenience, comfort, and future potential. Whether you're upsizing, investing, or looking for a property with scope to accommodate multiple generations, this is an opportunity not to be missed.

Contact us today to arrange your private inspection or to find out more about this unique and versatile offering.

## MORE DETAILS

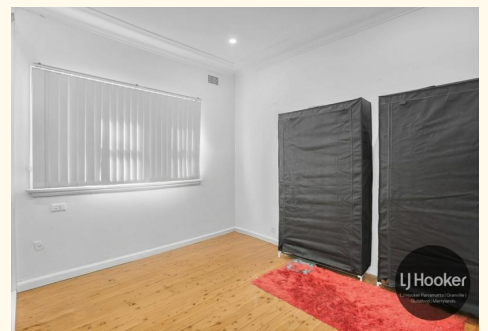
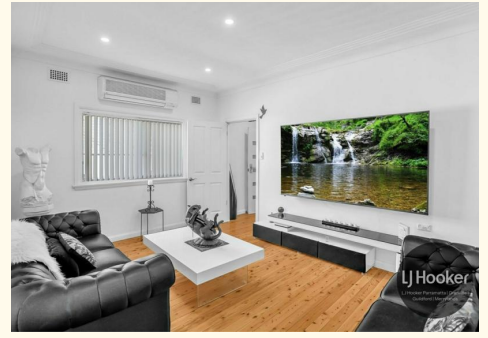
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Property Type	House
Land Area	404.7 m2

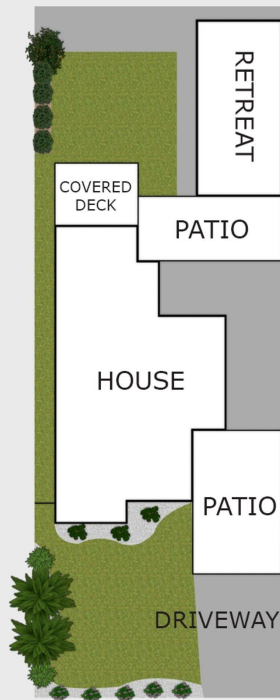
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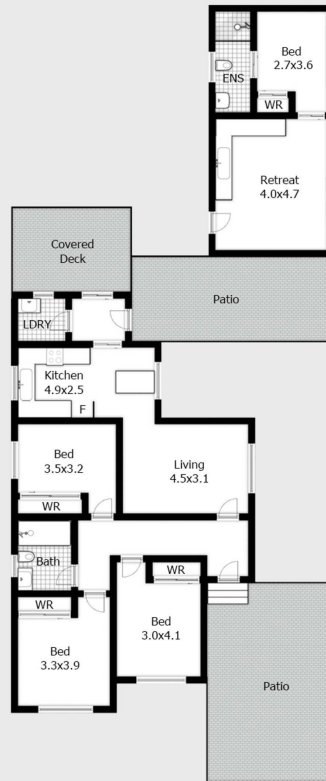
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**SITE PLAN**



**FLOOR PLAN**

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