

78 Myall Street, Merrylands

## Stylish Full Brick North Facing Duplex in Prime Merrylands Location




Positioned in one of Merrylands' most sought-after streets, this beautifully presented duplex at 78 Myall Street offers the perfect blend of modern comfort, solid construction and lifestyle convenience.

Set on a generous 395.2 sqm parcel of land (approx.) with a desirable north-facing aspect, this full brick residence has been thoughtfully updated throughout, delivering a move-in-ready home ideal for first home buyers, downsizers or savvy investors.

The ground floor showcases a versatile and functional layout, featuring a formal lounge room, study area, a well-proportioned bedroom with built-in wardrobe and a stylishly renovated main bathroom. At the heart of the home is a brand-new hostess kitchen, seamlessly connecting to the combined living and dining area.

Step outside to a covered entertaining space overlooking a spacious backyard-perfect for hosting family and friends.

Upstairs, you will find three generously sized bedrooms, including a

4  3  1 

### AUCTION

Sat 18th Apr @ 2:45PM

### VIEW

By Appointment

### AGENTS

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### AGENCY

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 **LJ Hooker**

main suite complete with a private ensuite. A modern main bathroom services the upper level, while sleek laminate timber flooring enhances the contemporary feel throughout.

Notable features:

- " Full brick construction with north facing aspect
- " Renovated throughout —live in ready
- Four generous bedrooms with built in robes
- Main bedroom features ensuite
- Formal lounge & separate living/dining area
- Modern hostess kitchen
- Three bathrooms including ensuite
- Laminate timber flooring upstairs and tiles on the ground floor
- Outdoor covered entertaining area
- Good size rear yard
- " Land area - 395.2 sqm approx.
- " Blue ribbon location —set within easy reach to schools, parks, shops & transport

This solidly built duplex presents an outstanding opportunity in a prime location, offering comfort, space and long-term value.

Don't miss your chance to secure a quality home in a highly desirable setting.

## MORE DETAILS

Property ID	2GXGF9E
Property Type	House
Land Area	395.2 m2
Including	Ensuite Study Air Conditioning Toilets (3) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

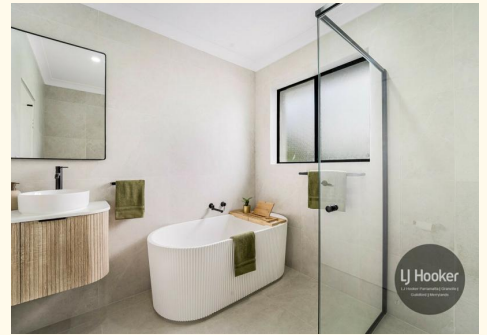
**Paulette Ghaleb 0408 888 810**

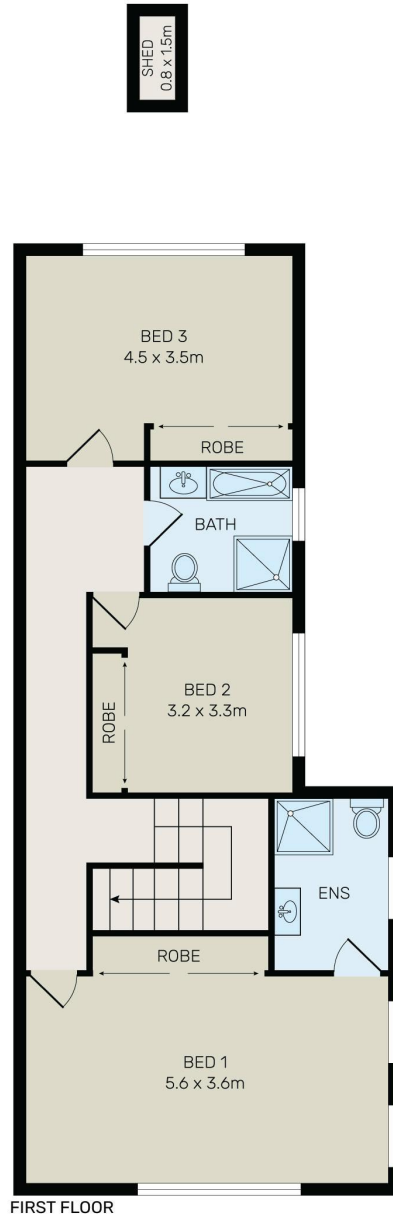
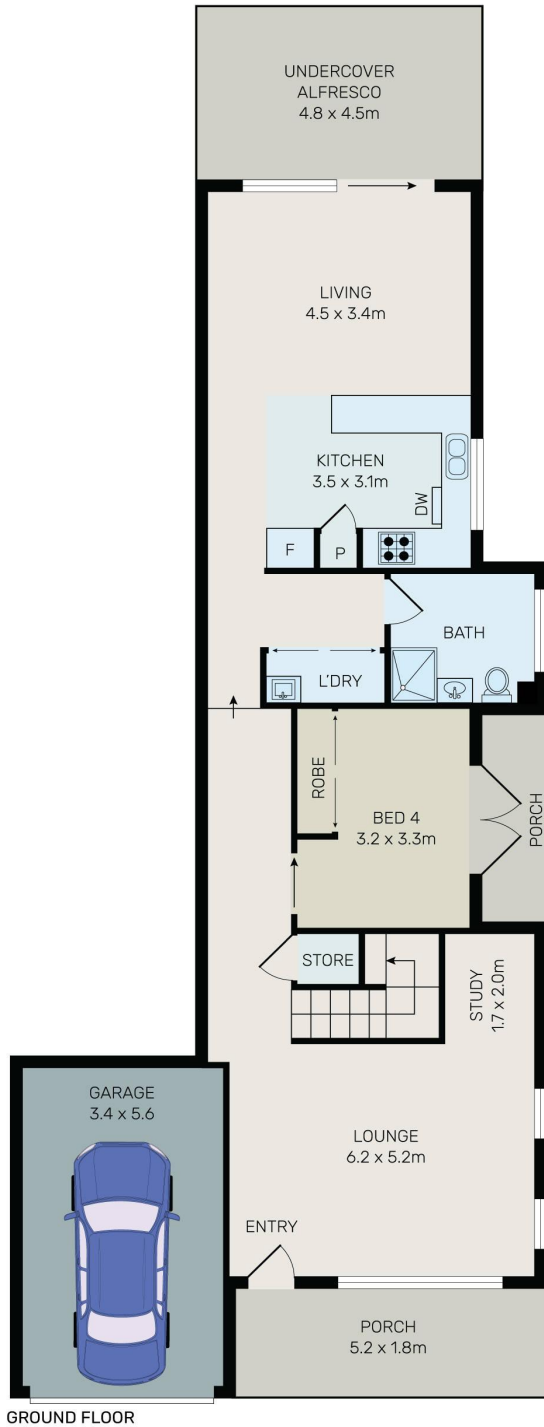
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