



8 York Street, Merrylands

BRICK HOUSE - WALK TO STATION

Positioned in the heart of Merrylands, York Street offers the perfect blend of suburban peace and everyday convenience. Whether you're a growing family, first-home buyer, or savvy investor, this address ticks all the right boxes.




Property features:

- 5 spacious bedrooms with built ins, master with ensuite & walk ins wardrobes
- Multiple Living Areas — Formal living, family room & upstairs study
- Spacious modern kitchen with stone benchtops & dishwasher
- 2 Bathrooms +3 Toilets including ensuite for added family convenience
- Large covered pergola perfect for entertaining
- Single lock up garage with internal access
- Split air-conditioning

Why You'll Love It:

- Walk to train station
- Short stroll to Stockland Merrylands Shopping Centre for shopping, dining & essentials
- Family-friendly surroundings with local parks & schools nearby
- Strong rental demand in a high-growth Western Sydney pocket

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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FOR SALE
\$1,568,000

AGENTS

Fred Nazari
0451 919 640
fred.nazari@ljhooker.com.au

AGENCY

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

 **LJ Hooker**

- Quick access to Westmead Hospital, Parramatta CBD & major arterial roads including the M4

Secure your place in one of Merrylands' most convenient streets.

PLEASE NOTE: Some of the images have been modified to include virtual furniture.

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MORE DETAILS

Property ID	26YKF9E
Property Type	House
Land Area	322 m2

Fred Nazari 0451 919 640

Area Specialist | fred.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





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DISCLAIMER

DIMENSIONS ARE APPROXIMATE AND SHOULD ONLY BE USED AS A GUIDE
THEY ARE NOT TO SCALE AND NO LIABILITY WILL BE ACCEPTED