



85 John Street, Merrylands

## 632.3sqm Brick Home in a Prime Location

We invite you to inspect this well-maintained, single-level, 3-bedroom brick home with park just across the road. This property is in a convenient location, only minutes from numerous schools, Stockland Shopping Centre, Merrylands Station, Granville station and Parramatta CBD. Easy access to M4 motorway which connects Sydney CBD and the Blue Mountains. This property would make a perfect family home or a great investment opportunity.

Key Features include:

- 3 great-sized bedrooms, with two featuring built-in robes and the main bedroom including an ensuite.
- Open plan kitchen with island bar and ample of cupboard space.
- A separate spacious living and dining area.
- Tiled bathroom with a separate shower and bathtub.
- Tiled flooring throughout the home.
- Side access to the rear with plenty of undercover car space.
- An undercover alfresco area, perfect for entertaining and barbecues.
- One-bedroom, self-contained sleepout.
- Conveniently located close to shops, Woolworths, TAFE, public schools, and public transport.

4 🚗 2 🚿 3 🚗

**FOR SALE**  
\$1,532,000

### AGENTS

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

Soon Tee  
0420 966 377  
Soon.Tee@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.



Don't miss out on this great opportunity. Contact me for more information or to inspect the property.

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

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	2G6JF9E
Property Type	House
Land Area	632.3 m2

**Fred Nazari 0451 919 640**

Area Specialist | [fred.nazari@ljhooker.com.au](mailto:fred.nazari@ljhooker.com.au)

**Soon Tee 0420 966 377**

Area Specialist | [Soon.Tee@ljhooker.com.au](mailto:Soon.Tee@ljhooker.com.au)

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

42 South Street, GRANVILLE NSW 2142

[granville.ljhooker.com.au](http://granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto: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.



## 85 John Street, 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.