

Merrylands, 1/12a-14 Rickard Street

SOLD AT AUCTION BY PAULETTE GHALEB 0408 888 810

Nestled in a desirable location, this detached four-bedroom townhouse offers a fantastic opportunity for first home buyers, growing families, or savvy investors.

With generous proportions, a practical layout, and superb convenience, this property is designed for comfortable, low-maintenance living.

Property Features:

- * Four well-sized bedrooms, all with built-in wardrobes
- * Main bedroom featuring walk-in wardrobe and ensuite
- * Separate lounge and dining area
- * Two bathrooms, including ensuite, plus an additional third toilet
- * Large private courtyard —perfect for outdoor living



Disclaimer: 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.



For Sale
\$900,000

View
ljhooker.com.au/24E4F9E

Contact
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0408 888 810
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(02) 9637 8555**

- * Ducted air conditioning
- * Double lock-up garage with internal access
- * Easy access to local shops, schools, and public transport
- * Total area - 253 sqm inc courtyard
- * Currently leased at \$850 per week.
- * Strata Levies: \$400 per qtr approx.
- * Water Rates: \$177.93 per qtr approx.
- * Council Rates: \$372.00 per qtr approx.

Whether you're stepping into the market or expanding your investment portfolio, this is a property that delivers on both value and potential.

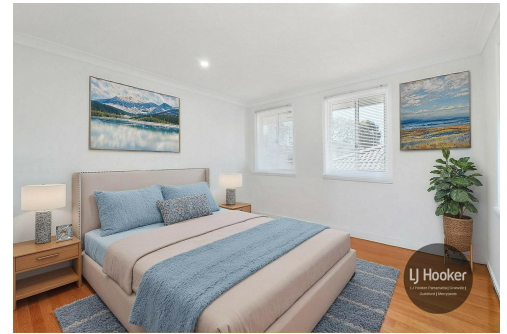
Please Note: Some images have been digitally modified to include virtual furniture.

More About this Property

Property ID	24E4F9E
Property Type	Townhouse
House Size	177 m2
Land Area	253 m2
Including	Ensuite Air Conditioning Toilets (3) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

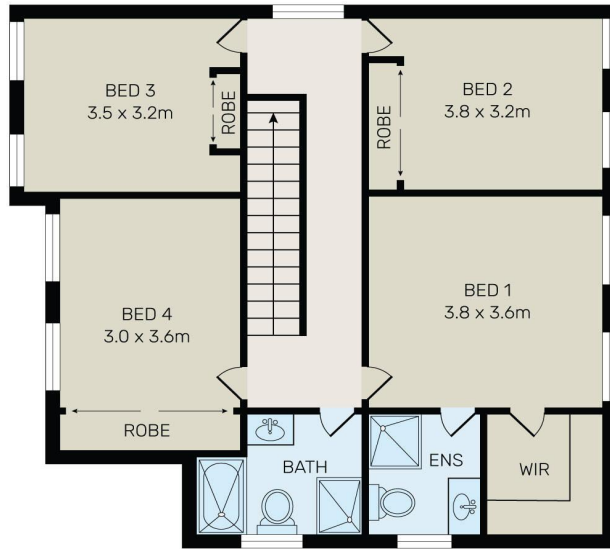
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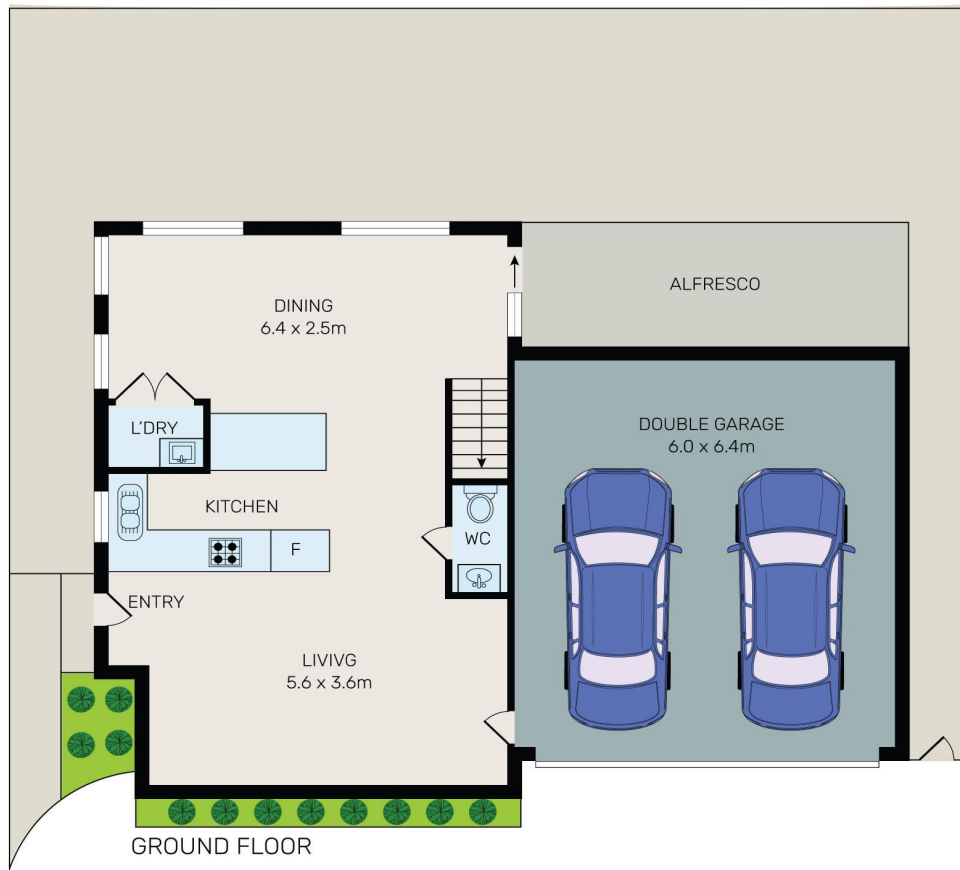


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FIRST FLOOR



GROUND FLOOR



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