

15 Patten Avenue, Merrylands, NSW 2160



House For Sale

Thursday, 9 May 2024

15 Patten Avenue, Merrylands, NSW 2160

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 685 m2

Type: House



Jeff Moses

0296814988



Matt Moses

0296814988

AUCTION

Nestled in a sought-after street, this well-presented brick family home offers the perfect blend of comfort, convenience and entertainment. Located within walking distance to bus services to Parramatta, train services, parks, schools, Merrylands CBD, restaurants and cafes. The home has been recently renovated with new carpet in selected rooms and floating boards in the hallway and kitchen. The backyard has plenty of space for the kids to play and the parents to entertain! In addition, the property includes a lock up undercover parking area for 3 cars, offering security and convenience. The easy-care yard and front and rear balconies adds appeal of outdoor living spaces. Let's not forget the inground pool! Perfect for cooling off on hot days and enjoying outdoor fun with family and friends. The bonus teenage retreat, complete with 2 bedrooms with built-in wardrobes, bathroom, kitchenette and laundry facility provides space and privacy. In addition, the retreat has been freshly painted and has new carpet throughout. Features include:

- 4 spacious bedrooms with built-in wardrobes to 3 bedrooms
- Master bedroom includes the luxury of an ensuite and walk-in wardrobe
- Ceiling fans to 2 bedrooms
- L-shaped living area
- Large modern kitchen includes ceramic electric cooktop, wall oven, dishwasher and plenty of storage
- Fully-tiled main bathroom
- Ducted air-conditioning and solar power
- External laundry
- Additional outside toilet
- Lock up undercover parking for 3 cars
- Easy care yard
- Front and rear balconies
- Storage shed
- Inground pool
- Teenage retreat includes 2 bedrooms with built-in wardrobes, bathroom, study, laundry and kitchenette
- Large 685.9m² parcel of land
- Potential rental return of \$950 per week

DISCLAIMER: The information above has been gathered by reliable sources. However we cannot guarantee or give any warranty about the information provided. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties must make and rely upon their own enquiries.