

**63 Burnett Street, Merrylands, NSW 2160**



**House For Sale**

Saturday, 13 April 2024

63 Burnett Street, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 575 m2**

**Type: House**

## ONE OF A KIND - JUST LISTED !

We are pleased to present 63 Burnett Street, Merrylands by award winning agent Vedant Agrawal. Welcome to the growing neighbourhood of Merrylands. This home, offers huge investment potential and land-size of 575 sqm. Within close proximity you'll find Stockland shopping centre, public schools, public transport as well as a variety of fast food restaurants. Enjoy the simplicity and goodness of every moment in this lovely home!

**WHAT WE LIKE ABOUT THE PROPERTY:** - 2 spacious bedrooms both offering built-in wardrobes providing ample storage space for growing families - Additional room in the rear which has been converted - Expansive living and dining space with windows utilising natural sunlight and plenty of cross ventilation - Down-lights used throughout the home ensuring a modern appeal ready to move in - L-shaped kitchen offering an Gas cook-top and ample storage space - Elegance of original timber flooring throughout - A common bathroom perfect for convenience and accessibility - Additional bathroom in the teenage retreat - Separate outdoor laundry for added convenience and privacy - Added separate retreat perfect for gatherings and recreational use - options are unlimited !- Year-round comfort with split system air-conditioning present - 575 sqm block of land offering huge potential for savvy developers & investors in the ever growing suburb of Merrylands - Located in the heart of Merrylands CBD, with access to Stockland mall within walking distance, restaurants, Parramatta Westfields just a stone throw away and educational facilities catering to all age groups. Perfect for growing families or savvy investors this property is one not to be missed ! Contact Vedant Agrawal on 0490 173 525 to arrange an inspection or for further details.

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