

**110 Walpole St, Merrylands, NSW 2160**

**Leased - \$850**

Duplex 3 3 1



**Enjoying a blissful sense of peace and privacy**

Enjoying a blissful sense of peace and privacy at this Double Brick duplex. The quality residence has generous dual level floor plan and large rear yard and alfresco spaces. These absolute gems offer wide appeal as much for their outstanding accommodation as for their prime setting just within walking distance to Merrylands Train Station, Bus Stop, Stockland, Schools, Cerdon College, with easy access to M4 Highway and minutes' drive to Parramatta CBD.

**Open for Inspection**

By Appointment.

**Featuring:**

Exclusive, private, quiet and excellent natural light  
3 bedrooms with built-in robes, Master suite enjoys a great size balcony and en-suite  
2 bathrooms plus a separate toilet downstairs  
Under stair storage, internal laundry  
Double brick build, Tiled throughout  
Open plan generous living and kitchen with 40mm granite bench top and gas cooking  
Ducted air-conditioning  
Ducted vacuum cleaner  
Sliding door open to the covered terrace and substantial backyard area, fully fenced for privacy purpose.  
Lock up garage with internal entry  
Additional parking space in the drive way and plenty of street parking

Contact Sofia on 0405 922 914 for more information

We do not accept any responsibility to any person in relation to the accuracy of the above mentioned information. All interested parties should make and rely upon their own inquiries.

**Listed By**

Joelle Achi

Mobile: 0405 500 540

Sofia Makdissi  
Phone: (02) 8677 7163  
Mobile: 0405 922 914



Listing Number: 3431789

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

Page 1 of 1