

**13 Charlotte St, Merrylands, NSW 2160**

**Price guide \$1,525,000**

House 6 2 2



## Welcome to 13 Charlotte Street, a beautifully presented prop

Welcome to 13 Charlotte Street, a beautifully presented property on a 747sqm land, offering not only a spacious 3-bedroom family home with a secondary dwelling, perfect for extended family, guests, or a potential rental income opportunity.

### Open for Inspection

By Appointment.

**The Primary Home:** This charming residence features three generously sized bedrooms, two of which come with built-in wardrobes, providing ample storage space. The spacious living room is ideal for large families hosting gatherings, with large windows that invite natural light, creating a bright and welcoming atmosphere.

The sleek, modern kitchen boasts a gas cooktop, ideal for many, and a practical layout that ensures easy movement while providing plentiful storage for all your kitchen essentials.

The bathroom has been tastefully updated with a clean finish and a large shower area, offering both style and functionality. Additionally, a separate laundry room with an extra toilet adds convenience.

The secondary dwelling comprises 3-bedroom and 1-bathroom. Presents an excellent opportunity for investors or large families. This well-designed space includes three generously sized bedrooms, two of which feature built-in wardrobes, ensuring ample storage. The living area is spacious with plentiful natural light, thanks to a large window that creates a bright and inviting ambiance.

The kitchen is equipped with a gas cooktop, the kitchen offers a sleek finish that is both stylish and functional. The bathroom is well-appointed with all the essentials, including a shower, toilet, and vanity, while the adjoining laundry system provides added convenience.

The home is close to main amenities such as:

- Merrylands Public School 0.65km
- Holroyd Private Hospital 0.45km
- Stockland Merrylands 2km
- Merrylands Train Station 2.1km

### Listed By

Sofia Makdissi

Phone: (02) 8677 7163

Mobile: 0405 922 914

Joelle Achi

Mobile: 0405 500 540

