

222 Woodville Rd, Merrylands, NSW 2160

Contact Agent

House 4 1 1



## Spacious 4-Bedroom Family Home / Duplex site

Positioned in a convenient location, this well-presented four-bedroom home offers comfortable living with generous indoor and outdoor spaces. Ideal for growing families, the property combines practical design with everyday convenience, located close to schools, shops, public transport, and local parks. Potential duplex site (STCA)

**Open for Inspection**

By Appointment.

### Property Features

- \* 4 spacious bedrooms all with built-in robes
- \* Fully tiled modern bathroom
- \* Well-appointed timber kitchen with gas cooktop and great storage options
- \* Separate living and dining areas
- \* Massive backyard  $\frac{1}{2}$  perfect for families and entertaining
- \* Front undercover pergola area suitable for car accommodation

### Location Highlights

- \* Approx. 5-minute drive to Merrylands Station
- \* Easy access to Parramatta (approx. 15-minute drive)
- \* Convenient access to major roads including Woodville Road and the M4 Motorway

Don't miss out on this opportunity  $\frac{1}{2}$  contact the team for more information.

### Listed By

Soon Tee  
Phone: (02) 9637 8555  
Mobile: 0420 966 377

Joe Bechara  
Phone: (02) 9637 8555  
Mobile: 0416 698 888

