

25a Park St, Merrylands, NSW 2160

Auction

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## Modern Comfort & Convenience in a Sought-After Merrylands Lo

Positioned in a highly convenient and sought after pocket of Merrylands, this well-presented residence at 25A Park Street offers the perfect blend of comfort, functionality, and lifestyle appeal. Whether you are a growing family, first home buyer, downsizer, or savvy investor, this home ticks all the right boxes.

Set just minutes' drive to Granville, Merrylands, and Parramatta CBDs, you'll enjoy easy access to shopping, schools, transport, and everyday amenities.

Property highlights:

- \* Generous and practical layout designed for modern living
- \* Spacious lounge
- \* Four well-sized bedrooms, all with built-in wardrobes
- \* Master bedroom complete with private ensuite
- \* Neat and functional main bathroom plus powder room downstairs
- \* Contemporary kitchen with gas cooking
- \* Separate living & dining with seamless flow to a rear entertaining area & deck
- \* Large backyard  $\approx \frac{1}{2}$  perfect for kids, pets, or entertaining guests
- \* Tile and laminate timber flooring
- \* Lock-up garage with internal access
- \* Land area - 353.2 sqm approx.

This home delivers on space, location, and value. With its neat presentation and family-friendly design, it's ready to move in or lease out immediately.

Don't miss this fantastic opportunity to secure a quality home in a sought-after location.

Please Note  $\approx \frac{1}{2}$  Some images have been digitally modified to include virtual furniture.

### Listed By

Joe Bechara  
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### Open for Inspection

Sat, 02 May 2026 - 1:00 PM to 1:30 PM

### Auction Details

On Site 23/05/2026 at 11:30 AM

