

31 Grace Cres, Merrylands, NSW 2160

Auction

House 5 2 2



Dual Living Opportunity in Blue Ribbon Location

Positioned in a quiet and desirable cul-de-sac street, this two-storey brick residence offers exceptional versatility for large or extended families, as well as investors seeking dual-living or rental potential.

Built with full brick construction on the lower level and brick veneer upstairs, the home delivers a solid foundation with generous living spaces across both levels.

The upper floor comprises three well-sized bedrooms with built-in wardrobes, a neat bathroom, a functional kitchen and separate lounge and dining areas. Timber flooring flows throughout, while a front balcony and covered rear porch with separate access to the backyard enhance everyday living.

The ground floor provides flexible accommodation, featuring two bedrooms (or one bedroom plus living area), a kitchenette, bathroom, laundry with storage, and internal access to a double garage adding further convenience and making this level ideal for extended family or guests.

Property Features:

- * Two-storey brick home (1/2 full brick lower level, brick veneer upper level)
- * Flexible dual-level layout ideal for extended families or investment potential
- * Five bedrooms, four with built-in wardrobes
- * Main kitchen upstairs plus kitchenette on the ground floor
- * Two bathrooms
- * Separate lounge and dining areas
- * Laminate timber flooring
- * Double garage with internal access
- * Front balcony and two covered rear porches
- * Blue ribbon location - quiet cul-de-sac
- * Set within easy reach to shops, schools, transport and local amenities
- * Land size approx. 594.4 sqm

Open for Inspection

By Appointment.

Auction Details

On Site 28/02/2026 at 2:30 PM

Listed By

Joe Bechara

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Listing Number: 3520391