Morning Property
11 William St,
Fairfield NSW 2165

34c Arcadia St, Merrylands, NSW 2160

$1,280,000 - $1,320,000

House 5 3 1















Brand New Home - high yield investment

Brand new sale with tenant lined up for $1300 per week.
Designed for modern family living, this beautifully presented residence offers generous proportions, quality finishes and a versatile floor plan across two spacious levels. Perfectly positioned in a sought-after pocket of Merrylands, this home provides the ideal balance of comfort, convenience and low-maintenance living.

Open for Inspection

By Appointment.

Boasting five generous bedrooms and three bathrooms, this home is ideal for growing families or astute investors seeking a quality property in a high-demand location.

The heart of the home features a spacious open-plan living and dining area that seamlessly connects to the modern kitchen, complete with quality appliances, ample storage and a walk-in pantry. Sliding doors open to a covered alfresco entertaining area, creating the perfect indoor-outdoor lifestyle.

Upstairs offers four well-proportioned bedrooms including a generous master suite complete with ensuite, built-in wardrobe and private balcony. The remaining bedrooms are serviced by a stylish family bathroom with quality fixtures and fittings.

A fifth bedroom and full bathroom on the ground floor provide the perfect accommodation for guests, elderly family members or a home office.

Property Features:
Five generous bedrooms with built-in wardrobes
Master bedroom with ensuite and private balcony
Three modern bathrooms
Spacious open-plan living and dining area
Contemporary kitchen with Walk-in pantry
Separate laundry
Covered alfresco entertaining area
Single lock-up garage with internal access
Low-maintenance yard
Quality finishes throughout
Ideal family home or investment opportunity

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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.