

45 Edna Ave, Merrylands, NSW 2160

Auction

House 6 3 1



Spacious Renovated Home with Approved Granny Flat

Nestled on a beautiful east facing parcel of land of 651.3 sqm approx. in a quiet and convenient Merrylands' pocket, this renovated clad home offers spacious living and modern style with the bonus of an approved granny flat 1/2 perfect for extended family or a smart investment opportunity!

Main residence features:

- * Four generous bedrooms (three with built ins) plus study
- * Spacious open plan lounge & dining area
- * Modern kitchen and stylish bathroom
- * Air conditioning
- * Laundry with 2nd toilet & shower
- * Beautiful parcel of land - 651.3 sqm approx.
- * Wide 15.24 metre frontage approx.
- * Desirable east-facing aspect
- * Convenient location - set within easy reach to schools, transport & shops
- * Currently leased at \$850 per week.

Granny Flat Features:

- * Two/three bedrooms (two with built ins)
- * Open plan living & dining
- * Modern kitchen and bathroom
- * Good size courtyard & alfresco area
- * Currently leased at \$700.00 per week.

This property combines comfort, flexibility, and strong investment potential in a highly convenient & sought after location.

Don't miss this unique opportunity 1/2 whether you're an investor, growing family, or looking for space to accommodate multiple generations. 45 Edna Ave

Listed By

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Open for Inspection

Sat, 02 May 2026 - 3:00 PM to 3:30 PM

Auction Details

On Site 30/05/2026 at 1:30 PM