

53 Holroyd Rd, Merrylands, NSW 2160

\$1,280,000 - \$1,340,000

Duplex 4  3  1 



Solid Duplex !

Generously proportioned interiors in a beautifully presented duplex on a 334.4 sqm land offering 4 Bedrooms with built-ins and a designer en-suite to the master bedroom, 2 x living rooms, tiled throughout, modern kitchen and dining area plus a great outdoor area. The kitchen has ample storage and bench space to make cooking a pleasure. Large bathroom, separate internal laundry and toilet downstairs.

Open for Inspection

By Appointment.

This double brick duplex features:

- Caesars stone bench top
- Gas cooking appliances
- Good size bathrooms
- Separate toilet
- Internal laundry
- Ducted air conditioning upstairs and split downstairs
- Large covered entertaining area
- Lock-up garage
- Off street parking

Key Features:

- Generous block size
- Well-positioned in a sought-after Merrylands pocket
- Close to schools, shops, parks, and public transport
- Easy access to Parramatta CBD and major roadways
- Ideal for families and investors

Approximate Outgoings:

- Council: \$405 pq

Contact Sofia from Morning Property Real Estate on 0405 922 914 to organise an inspection and discuss further.

Listed By

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