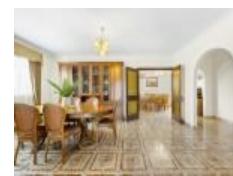


**706 Merrylands Rd, Greystanes, NSW 2145**

Auction

House 4 2 2



**EXTRA LARGE HOME, HIGH SIDE BLOCK - OPEN HOUSE THURSDAY 5.45**

Set on a generous high side parcel just 100 metres to the bus stop and bustling Greystanes Village shopping centre, this solid property offers loads of scope for immediate living and customisation to suit a variety of lifestyles. Completed with full brick construction downstairs plus solid concrete slab for the first level, the residence has been made to last with plenty of living space including a large air-conditioned downstairs family room and separate home office or study, plus spacious upstairs lounge accessing a north facing balcony with additional separate formal and informal dining spaces. Inclusive of a generous kitchen presented in clean original condition, downstairs powder room, a spacious three-way fully tiled main bathroom, second bathroom and laundry, plus ceiling fans in all oversized bedrooms including built-in robes in three beds. The residence enjoys an immaculate private lawn and garden, remotely accessed double lock-up garage adjoining a separate workshop with loads of storage space to give you plenty of options for living and growth. Centrally positioned within short walk to several schools and parks with easy access to shopping, transport and the M4 motorway.

- \* Enormous established 4-bedroom family home
- \* Huge living areas upstairs and downstairs
- \* Large 551sqm north-facing high side parcel
- \* Wide 19m frontage and plenty of off street parking
- \* Multiple living and dining rooms with manicured yard
- \* Double lock-up garage with workshop and storage
- \* Transport, shopping, and schools nearby

**Open for Inspection**

Sat, 07 Feb 2026 - 11:00 AM to 11:30 AM  
Thu, 12 Feb 2026 - 5:45 PM to 6:15 PM  
Sat, 14 Feb 2026 - 1:00 PM to 1:30 PM  
Thu, 19 Feb 2026 - 5:45 PM to 6:15 PM  
Sat, 21 Feb 2026 - 10:00 AM to 10:30 AM  
Thu, 26 Feb 2026 - 5:45 PM to 6:15 PM  
Sat, 28 Feb 2026 - 10:00 AM to 10:30 AM

**Auction Details**

On Site 28/02/2026 at 10:30 AM

**Listed By**

Greg Okladnikov  
Phone: (02) 9749 4949  
Mobile: 0414 378 336

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Listing Number: 3521944