

**39 Elford Crescent, Merrylands West, NSW, 2160**



**House For Sale**

Wednesday, 18 December 2024

39 Elford Crescent, Merrylands West, NSW, 2160

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Daniel Starr  
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## SUNNY AND LEAFY PARKSIDE LIVING

PROPERTY LAUNCH - ALL OFFERS MUST BE SUBMITTED BY 5PM SATURDAY 11TH JANUARY 2025

Located in a highly sought after community surrounded by manicured parkland and exceptional established homes, here is a wonderful opportunity to create the perfect lifestyle for the modern active family. Featuring ducted air-conditioning with chic plantation shutters throughout, this stunning residence includes four bedrooms all with built-in robes including a master with ensuite bathroom, separate lounge and dining areas, a modern gas kitchen, breakfast bar plus dishwasher all adjoining the family room, a convenient downstairs powder room. Outdoors boasts a peaceful north-facing covered entertaining courtyard overlooking your private and established gardens. The home includes a lock-up garage plus driveway parking space, in addition to direct access from the rear yard to the community titled parkland and tennis courts. All of this is in a perfect location just 150 metres walk to Merrylands West shopping, 300 metres to the fast T-Way bus for both Parramatta and Liverpool, and 700 metres walk to school with easy access to the M4 motorway for Sydney and the Airport. An exceptional home in a tightly held location. Book your inspection today.

- \* Sun-filled 4-bedroom duplex home
- \* Separate lounge, dining and family room
- \* 2 bathrooms plus powder room and internal laundry
- \* Covered entertaining and established yard with access to park at rear
- \* Walk to shopping and T-Way bus
- \* Council: \$355pq | Water: \$195.46pq | Strata: \$284.70pq

DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.