

**6 Jowarra Way, Merrylands West, NSW, 2160**



**House For Sale**

Tuesday, 26 November 2024

6 Jowarra Way, Merrylands West, NSW, 2160

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Exquisite Family Residence

Step inside this magnificent five-bedroom family abode, offered for sale for the first time in almost 30 years. Nestled at 6 Jowarra Way, Merrylands West, where expansive living harmonises with contemporary comfort. Situated in a highly sought-after cul-de-sac in the exclusive Central Gardens Estate, this brick residence sitting on 764sqm of land promises an enviable lifestyle, ideal for growing families seeking space and convenience.

Boasting multiple living areas, the home offers ample room for relaxation and entertainment. The backyard features an array of immaculately maintained gardens, including mango, pomegranate, guava, banana, lemon, and lime trees-a haven for children to explore and play. The backyard is accompanied by an oversized undercover alfresco, seamlessly connected to the neat kitchen, where family recipes can come to life. With the sheer size of the yard, the home has the potential for a granny flat, subject to council approval.

Three well-appointed bathrooms are conveniently located throughout the home. The master bedroom, a tranquil retreat, features a private ensuite, ensuring parents have their own sanctuary. Comfort is guaranteed year-round with a split system air conditioning, providing a cool escape from the summer heat and cosy warmth in the cooler months.

Family-friendly Merrylands West offers an array of local amenities, including Central Gardens Park estate, which features a private tennis court and picnic area, as well as bus stops, train stations, and schools within easy reach. 6 Jowarra Way is a home that fulfills all the requirements for a family seeking space, comfort, and convenience. Don't miss the opportunity to create your family's future in this charming and spacious house.

### Highlights:

Exceptional property that has become available for the first time in nearly 30 years.

Located in the Central Gardens Estate, this home sits on a generous 764 square meters of land and boasts exclusive access to a private park, picnic areas, and a tennis court for the community's enjoyment.

Five bedrooms, three with built-in wardrobes, and the master bedroom boasting a walk-in wardrobe and ensuite.

Potential dual occupancy living with separate access - subject to council approval.

Multiple living areas across the first floor including formal and informal dining areas.

Neat kitchen with stainless steel appliances and gas cooktop, overlooking the oversized undercover alfresco area, perfect for entertaining.

Lush backyard with an array of mango, pomegranate, guava, banana, lemon, and lime trees.

Located within five minutes of bus stops navigating to Merrylands, Parramatta, and Wentworthville stations.

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