

**5+5a+5b Merrylands Road, Merrylands, NSW 2160**

**Laing+Simmons**

**Duplex/Semi-detached For Sale**

Tuesday, 13 February 2024

5+5a+5b Merrylands Road, Merrylands, NSW 2160

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: Duplex/Semi-detached**



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**For Sale - \$1,250,000 - \$1,350,000 each**

Indulge in the epitome of modern living with three exquisite 5-bedroom triplex residences. Each meticulously crafted home offers a harmonious blend of opulence, functionality, and cutting-edge features, providing the perfect sanctuary for you and your family. Brand-new Torrens title duplexes offer;

- Welcoming grand foyer with the option for a study/office space
- Five generously sized bedrooms including one downstairs, all fitted with built in robes
- Luxurious master suite embodies a sparkling ensuite with floor-to-ceiling tiles and his & her double vanity as well as large walk-in robes and a sun-lit street facing balcony overlooking park and stadium
- Spacious open living and dining areas for entertaining and relaxation
- Gourmet modern kitchen featuring 40mm Calcutta stone bench and breakfast bar, state-of-the-art Westinghouse appliances, extra wide gas cooktop and oven, stainless steel dishwasher and an abundance of storage space
- Multiple full bathrooms with floor to ceiling tiles, main bathroom includes a separate bathtub and shower
- Expansive covered entertainment area at rear fitted with outdoor kitchenette with stone bench and gas connection flowing onto low maintenance courtyard
- Separate internal laundry with stone bench, floor-to-ceiling tiles and ample storage space, two with side access to rear
- Embrace year-round comfort and control with the modern convenience of ducted air conditioning
- Achieve a harmonious balance in your home's aesthetics, tiled and timber floors complement each other, creating a cohesive interior design
- Each triplex includes a spacious lock up garage with additional storage for your convenience and peace of mind
- Feel safe and secure with CCTV cameras, alarm system and intercom included with each triplex
- Enjoy breathtaking views of the cityscape and natural surroundings from the comfort of your own home
- Superb investment opportunity with estimated returns on \$1000-\$1100 per week
- Walking distance to Merrylands train station, Merrylands Stockland Mall, Merrylands Park, restaurant, Granville Tafe, childcare centres and public transport
- Centralised position and short drive to Parramatta CBD, M4 Motorway, Parramatta Rd and Woodville Rd

Laing & Simmons Merrylands and its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable.