

**111a John Street, Merrylands, NSW 2160**



**House For Sale**

Tuesday, 30 April 2024

111a John Street, Merrylands, NSW 2160

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 2**

**Area: 509 m2**

**Type: House**



Soon Tee  
0296378555



Joseph Nasr  
0296378555

## Auction

Architecturally designed and constructed to the highest standards, this luxurious 5-bedroom, 2 bathroom, 3 toilet duplex and a 2 bedroom Granny flat offers a living experience that stands above the rest, tailored for discerning buyers with a penchant for premium quality finishes. This new masterpiece boasts: \* 5 spacious bedrooms, each with built in wardrobes & a master bedroom with a luxurious ensuite and walk in wardrobe \* State of the art gas kitchen with 40mm stone benchtops, under-bench sink, island bar and butler's kitchen\* Sun filled and spacious open plan living with ducted air conditioning throughout.\* 2 Luxurious bathrooms with high-quality finishes, including a main bathroom with a bathtub and separate shower \* Spacious internal laundry with custom cabinetry \* Study area \* Tiled floors on the ground level and elegant timber floors upstairs \* Lock-up garage with internal access, plus additional driveway parking \* 2-bedroom granny flat with separate meters and separate entry Conveniently located just a short walk to Granville TAFE, child care centres, Granville and Merrylands railway station and just a short drive from Parramatta CBD, Merrylands Stockland Mall, Westmead health precinct, and the M4 Motorway. Contact me for more information or inspect the property.