

**26A Mary Street, Merrylands, NSW 2160**

**Laing+Simmons**

**Duplex/Semi-detached For Sale**

Friday, 19 January 2024

26A Mary Street, Merrylands, NSW 2160

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 357 m2**

**Type:**

**Duplex/Semi-detached**



George Lattouf  
0404004754



Daniel Eid  
0410689567

## **Auction on-site Saturday 17th February at 2:45pm**

Welcome to a home that encapsulates the epitome of modern living, boasting a wealth of features throughout to provide a luxurious and comfortable lifestyle. This stunning north facing four (4) bedroom torrens title duplex embodies a perfect blend of style, comfort and functionality. - Four (4) generously sized bedrooms all fitted with build in robes- Master bedroom enjoys the luxury of a sparkling ensuite with floor to ceiling tiles as well as a sunlit, street facing balcony with district views- Expansive open plan living and dining space, perfect for entertaining - Enjoy the flexibility of an additional secondary living space/formal lounge room with the possibility converting to a fifth bedroom- Modern kitchen equipped with a 40mm stone bench, stainless steel appliances, a five-burner gas cooktop and walk in pantry- Sparkling bathroom fitted with floor to ceiling tiles and separate bathtub - Separate laundry featuring a stone bench and ample storage space with external access- Freshly painted modern interiors and tiled floors - Step outside to a covered alfresco area with a stone benchtop, sink and gas connection, creating the perfect outdoor retreat- Spacious rear yard for the family to enjoy and situated on a 357 sqm block- Large single remote lock up garage with internal access - High ceilings with ducted air conditioning, LED downlights, security alarm system and intercom - Walking distance to train station, Merrylands Stockland Mall, shops, eateries, childcare centres- Potential rent of \$1000-\$1100 per week- Current outgoings: Water: \$179 p/q | Council: \$380 p/qLaing & Simmons Merrylands and its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries.