

**5 Janet Avenue, Merrylands, NSW 2160**

**Laing+Simmons**

**Duplex/Semi-detached For Rent**

Thursday, 11 April 2024

5 Janet Avenue, Merrylands, NSW 2160

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Louis Maroun  
0404981937



Anna Lattouf  
0414977021

**\$1200 per week**

Welcome to your ideal home, perfectly designed for modern living and comfort. Here's what awaits you: + Master bedroom with private balcony, walk-in wardrobe, and ensuite. + Three additional bedrooms with built-in wardrobes. + Modern gas kitchen with dishwasher, beautiful splash back tiles with island benchtop. + Study nook for uninterrupted work or study sessions. + Plenty of storage and linen space for easy organization. + Single lock-up garage and internal laundry for convenience. + Both formal and informal lounge rooms for relaxation. + Open-plan living and dining area filled with natural light. + Covered entertaining area overlooking a large backyard. + Plush carpeting upstairs for added comfort. + Air conditioning throughout. + Double basin bathroom, tiled throughout, extra bathroom for added convenience and toilet downstairs. + Close to all local amenities, schools, shops, and public transport

Disclaimer: We have in preparing this document, used our best endeavours to ensure that all the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements contained in this document. Prospective tenants should make their own enquiries to verify the information contained in this document