

# 5 Merrylands Road, Merrylands, NSW 2160

## Sold Duplex/Semi-detached

Sunday, 2 June 2024

5 Merrylands Road, Merrylands, NSW 2160

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: Duplex/Semi-detached



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**\$1,175,000**

Indulge in the epitome of modern living with this exquisite 5-bedroom triplex residence. This 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 triplex offers;- 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- This 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 within this 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.