

**5A Merrylands Road, Merrylands, NSW 2160**

**Laing+Simmons**

**Sold Duplex/Semi-detached**

Thursday, 29 February 2024

5A Merrylands Road, Merrylands, NSW 2160

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: Duplex/Semi-detached**



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**\$1,300,000**

Indulge in the epitome of modern living with three exquisite 5-bedroom duplex residences. 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 (5) 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. However, no representation or warranties of any nature whatsoever are given, intended or implied.