

**18 Earl Street, Merrylands, NSW, 2160**

Laing+Simmons

**House For Sale**

Saturday, 24 August 2024

18 Earl Street, Merrylands, NSW, 2160

Bedrooms: 4

Bathrooms: 4

Type: House

## Stunning And Spacious Family Duplex

Meticulous, North-facing and well positioned 4-bedroom family duplex in a tightly held Merrylands enclave. Features a thoughtful two-level floor plan with four spacious bedrooms, including a master with an ensuite, multiple indoor and outdoor living areas and soaring cathedral ceilings on the first floor. The modern kitchen stands out with its large island bench, high-quality stainless-steel appliances, and ample cabinetry. Enjoy indoor-outdoor living with a generous living area and an entertainer's patio with second kitchen ideal for year-round enjoyment. Homes of this calibre in such a desirable location are in high demand, this is a must inspect.

### Property features

- 4 large bedrooms
- Ensuite to master
- Designer kitchen with stone island, clever joinery, and matte black tapware
- Multiple living areas across both levels
- 4 bathrooms in total
- Alfresco balcony with outdoor kitchen
- Internal laundry
- Lock up garage
- Extra wide driveway for 2 cars
- Low maintenance gardens
- Security alarm system
- Ducted air conditioning throughout
- Storage shed

### Location

- 550m to Aldi and surrounding shops
- 750m to Granville Park
- 1.7km to Granville Woolworths
- 2.1km to Guildford shops & station
- 2.6km to Merrylands Stocklands & Station

### School & Childcare

- Granville South Public School
- Granville Boys Highschool
- Auburn Girls Highschool
- Delany College
- Clovel Childcare