

13a Leigh Street, Merrylands

SOLD AT AUCTION BY PAULETTE GHALEB 0408 888 810

Crafted by the builder for his own family, this young and modern duplex home stands as a testament to quality, design, and attention to detail.

Positioned on the high side of a quiet street with east facing aspect, this beautifully appointed residence offers a perfect combination of comfort, convenience and stylish living - ideal for first home buyers, investors, or downsizers.

From the moment you enter, you will appreciate the generous layout, luxurious fittings and family-friendly design that make this home special.

Located within easy reach of local schools, bus transport and other key amenities, it is a location that offers both lifestyle and convenience.

Key Features:

- Young & modern duplex home -crafted by the builder for his own

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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FOR SALE
\$1,305,000

AGENTS

Paulette Ghaleb
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AGENCY

LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555

 **LJ Hooker**

family

- Four generous bedrooms upstairs, all with built-in wardrobes
- Master suite with dual walk-in robes, private ensuite, and access to an east-facing balcony
- Two rear bedrooms open out to a sun-drenched rear balcony
- Optional fifth bedroom or study located on the ground floor
- Open plan lounge & dining area
- Separate formal sitting room
- Additional informal living area/enclosed alfresco
- Hostess kitchen featuring: Calacatta stone benchtop, gas cooking, stainless steel appliances including dishwasher
- Three stylish bathrooms
- Ducted air conditioning and security alarm system
- High-end finishes and thoughtful touches throughout
- Only 260 metres approx. to Merrylands Public School
- 1km approx. to Merrylands High School with Bus Transport, Pre-Schools & other amenities nearby.

Every inclusion was carefully chosen to ensure comfort, function, and lasting appeal.

Please Note: Bedroom image has been modified to include virtual furniture.

MORE DETAILS

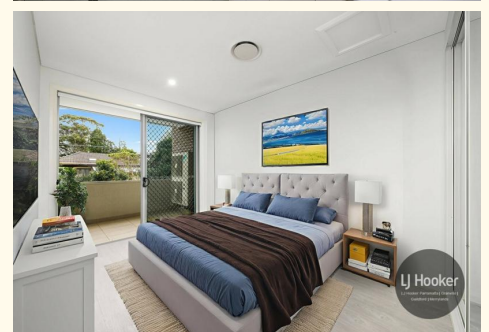
Property ID	2G2GF9E
Property Type	DuplexSemi-detached
Including	Ensuite Air Conditioning Toilets (3) Alarm Built-in-Robes Car Parking - Surface Close to Schools Close to Transport

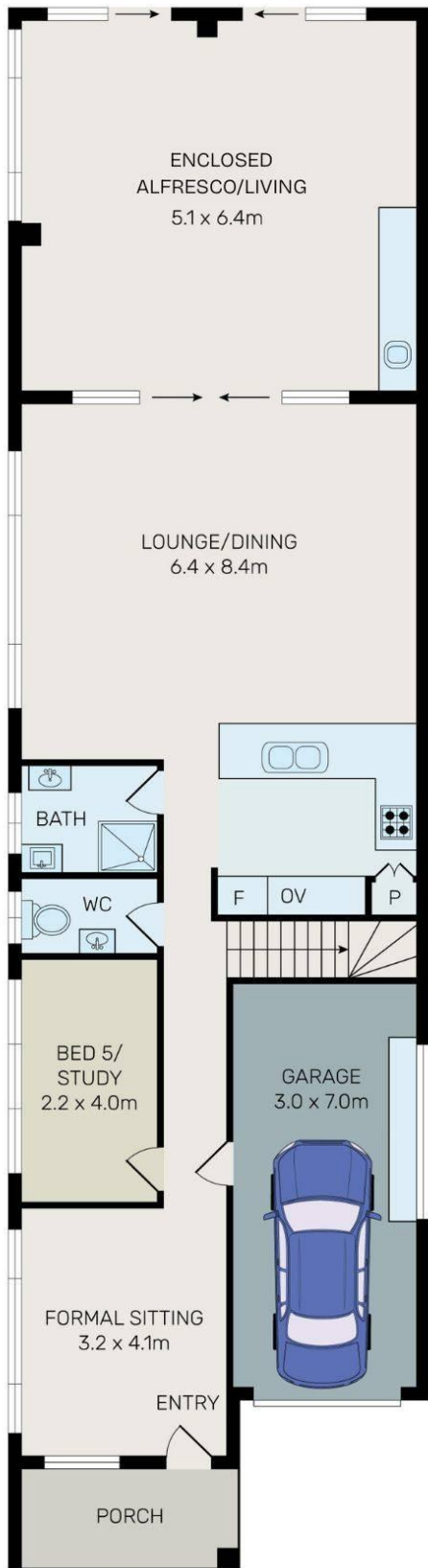
Paulette Ghaleb 0408 888 810

Area Specialist | pghaleb.merrylands@ljhooker.com.au

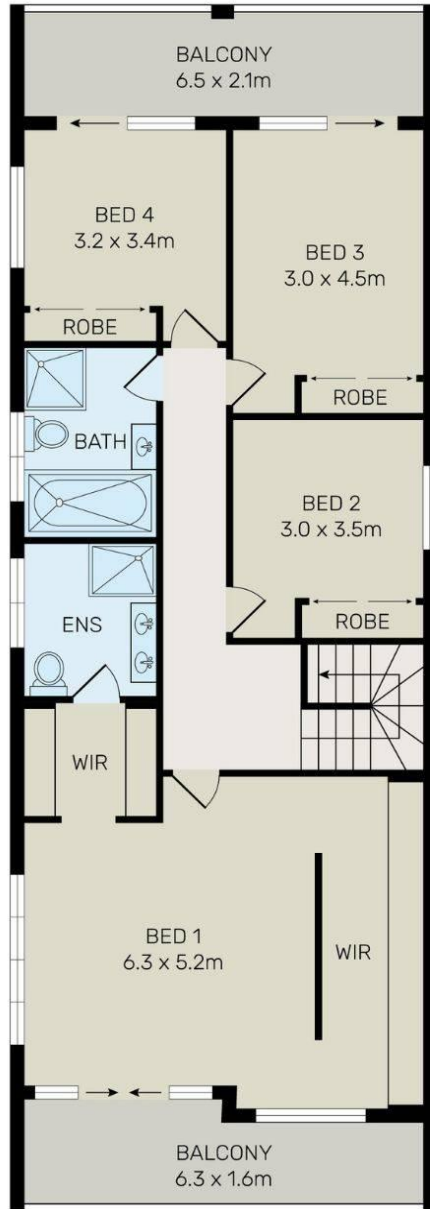
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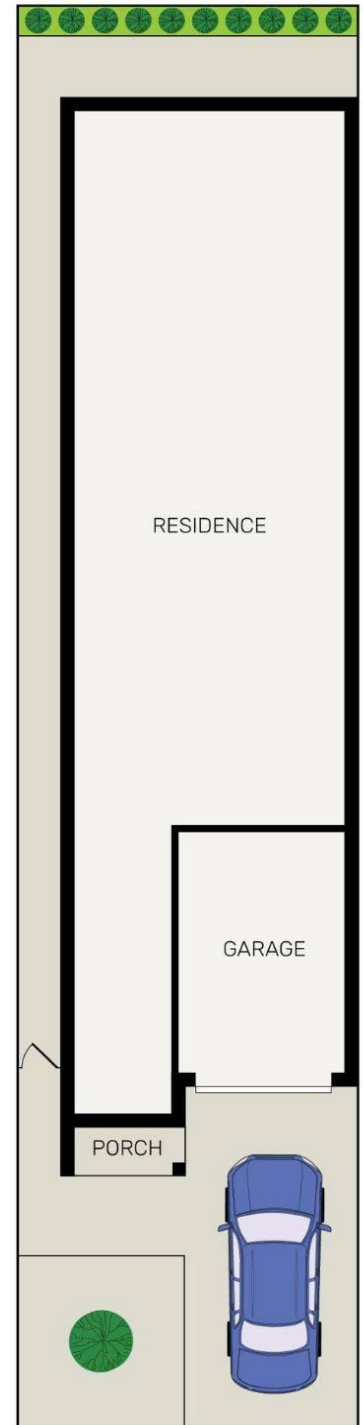




GROUND FLOOR



FIRST FLOOR



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