

37 Garnet Street, Merrylands




## Large Duplex with Self-Contained Studio on 419.8sqm

Positioned in a quiet street on a generous 419.8sqm block, this spacious and well-maintained duplex offers exceptional flexibility with a fully self-contained studio. Whether you're looking for a large family home, dual-living opportunity, or strong investment potential, this property delivers space, comfort and versatility.

The brick veneer duplex has been freshly painted and features tiled flooring throughout, multiple living areas and quality finishes designed for comfortable family living.

Downstairs offers a formal lounge room and separate family room, a bedroom with built-in wardrobe, a modern bathroom, and a stylish polyurethane stone gas kitchen with island bench, dishwasher and ample cupboard space. The home also features an enclosed alfresco area with a second kitchen, perfect for entertaining, along with a spacious laundry with additional toilet.

Upstairs presents four generous bedrooms all with built-in wardrobes, including a master bedroom with ensuite and private balcony. A third living area or rumpus room provides additional space for the growing family, complemented by a luxurious floor-to-ceiling tiled bathroom

6  4  2 

**FOR SALE**  
\$1,550,000

**VIEW**  
Sat 13th Jun @ 11:00AM - 11:30AM

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

with spa bath and separate shower.

Adding even more value is the fully fenced one-bedroom self-contained studio positioned separately from the main residence, complete with its own kitchen and bathroom —ideal for extended family, guests or additional rental income.

Additional features include ducted air conditioning, gas outlets for heating, remote lock-up garage plus car space, and multiple living zones across the home.

#### Property Features:

- 419.8sqm block in a quiet street
- 5 bedroom duplex + separate 1 bedroom studio
- Total of 6 bedrooms, 4 bathrooms, 3 kitchens, 4 living areas
- Freshly painted with tiled flooring throughout
- Polyurethane stone gas kitchen with island bench & dishwasher
- Enclosed alfresco area with second kitchen
- Three living areas including upstairs rumpus
- Ducted air conditioning & gas heating outlets
- Remote lock-up garage plus additional car space
- Fully fenced self-contained studio ideal for rental income or extended family

#### MORE DETAILS

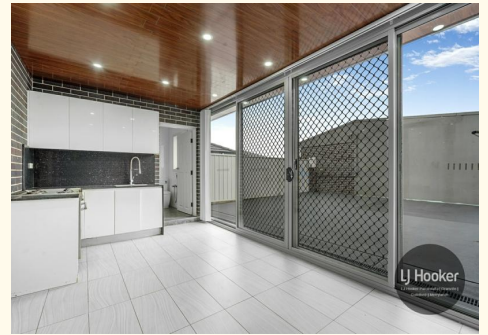
|               |                     |
|---------------|---------------------|
| Property ID   | 2GW9F9E             |
| Property Type | DuplexSemi-detached |
| Land Area     | 419.8 m2            |
| Including     | Ensuite             |
|               | Air Conditioning    |
|               | Toilets (4)         |
|               | Built-in-Robes      |
|               | Close to Schools    |
|               | Close to Shops      |
|               | Close to Transport  |
|               | Disabled Access     |
|               | Kitchenette         |

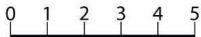
**Joseph Nasr 0405 824 646**

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