



69A Hawksview Street, Merrylands

## RENOVATED FAMILY DUPLEX IN PRIME LOCATION —OFFERS INVITED

This beautifully renovated duplex offers the perfect blend of space, style and convenience, ideal for families or astute investors seeking a move-in ready home in a sought-after location.

Featuring four generous bedrooms all with built-in wardrobes, the master suite boasts a private balcony, walk-in wardrobe and modern ensuite. Enjoy a choice of living spaces with two separate living areas and a dedicated dining room, all complemented by fresh paint and new floating floors upstairs.

The stylish gas kitchen includes stone benchtops, stainless steel appliances, dishwasher and breakfast bar —perfect for entertaining or everyday living.

Additional highlights:

- Modern floor-to-ceiling tiled bathroom with spa bath and separate shower
- Internal laundry with third bathroom and ample storage
- Ducted air conditioning and ducted vacuum

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.

4 3 2

**FOR SALE**  
\$1,320,000

### AGENTS

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### AGENCY

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

LJ Hooker

- Security roller shutters for peace of mind
- Tiled remote lock-up garage with internal access + driveway parking
- Spacious under-stair storage
- Fully fenced, large backyard ideal for kids and entertaining

Located close to schools, shops, transport and parklands, this is a quality offering you won't want to miss.

Offers Invited —Inspect Today!

## MORE DETAILS

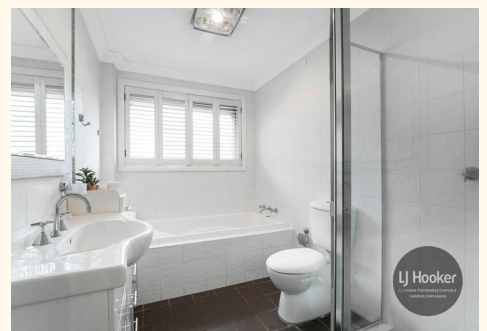
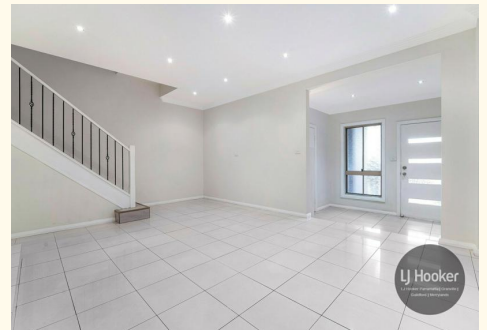
Property ID	2FYVF9E
Property Type	DuplexSemi-detached
Land Area	356.6 m2
Including	Ensuite Air Conditioning Toilets (3) Built-in-Robes Close to Schools Close to Shops Close to Transport

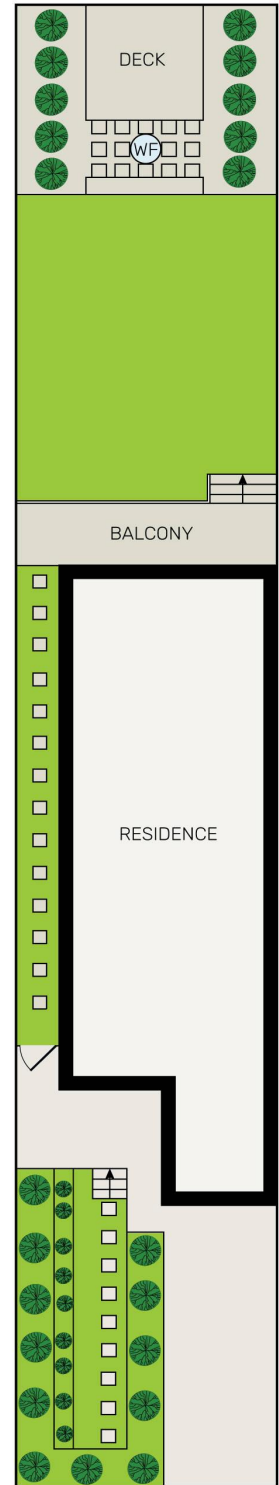
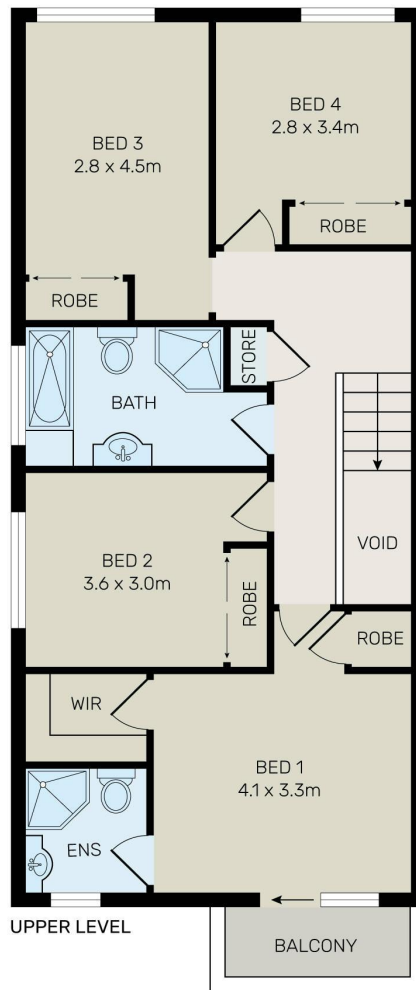
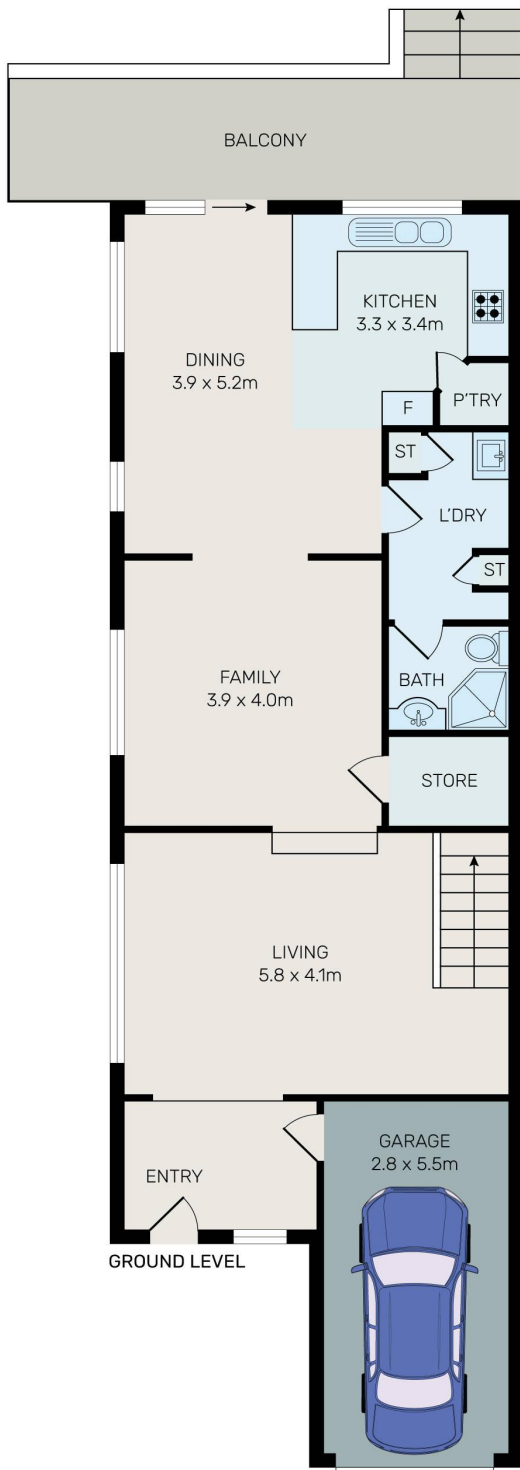
**Joseph Nasr 0405 824 646**

Area Specialist | [Joseph.Nasr@ljhooker.com.au](mailto:Joseph.Nasr@ljhooker.com.au)

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