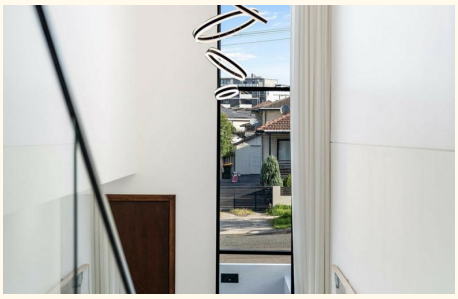


11 Webb Street, Merrylands

BRAND NEW DUPLEX-BLUE RIBBON LOCATION

Positioned in a blue-ribbon pocket of Merrylands, this stunning brand-new duplex highlights remarkable quality and impeccable finishes throughout. From the moment you enter, soaring ceilings and carefully selected premium materials create a sense of luxury and sophistication. The beautifully designed open-plan kitchen sits at the heart of the home, offering a perfect space for cooking and entertaining. With abundant natural light, spacious interiors, and a clear focus on superior craftsmanship, this residence delivers an exceptional standard of living.

Features you love!

- 5 spacious bedrooms with built-ins, including 3 masters bedrooms one with balcony
- Main master with walk in and ensuite
- Modern gas cooking kitchen quality finishes with stone benches, dishwashing, and plus walk-in pantry
- Four luxury bathrooms (including ensuite)
- Open plan living and dining area connected to outdoor alfresco
- High ceilings and grand foyer entry
- Internal laundry with storage space
- Upstairs living area

5 4 2

FOR SALE
$1,705,000

AGENTS
Fred Nazari
0451 919 640
fred.nazari@ljhooker.com.au

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

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.

LJ Hooker

- Study nook downstairs perfect for remote work
- Ducted air-conditioning
- Large outdoor enclosed alfresco entertaining area equipped with kitchenette
- Well maintained backyard
- Keyless front entry with smart lock
- Lock up garage with internal entry
- Secured CCTV Cameras

Prime Location!

- Approx. 400m to Hilltop shops and bus transport
- Walking distance to Hilltop Road Public School
- Minutes to Stockland Merrylands Shopping Centre
- Short drive to Westmead Hospital and the Westmead Health Precinct
- Quick access to the M4 Motorway,

This is more than just a home-it's a lifestyle. Live where luxury meets modern design in every detail

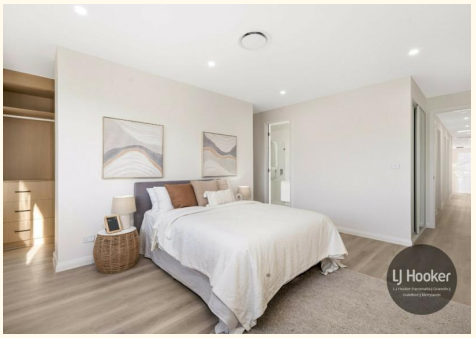
DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

MORE DETAILS

Property ID	2GVMF9E
Property Type	House
Land Area	348 m2

Fred Nazari 0451 919 640
Area Specialist | fred.nazari@ljhooker.com.au

LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555
42 South Street, GRANVILLE NSW 2142
granville.ljhooker.com.au | granville@ljhooker.com.au



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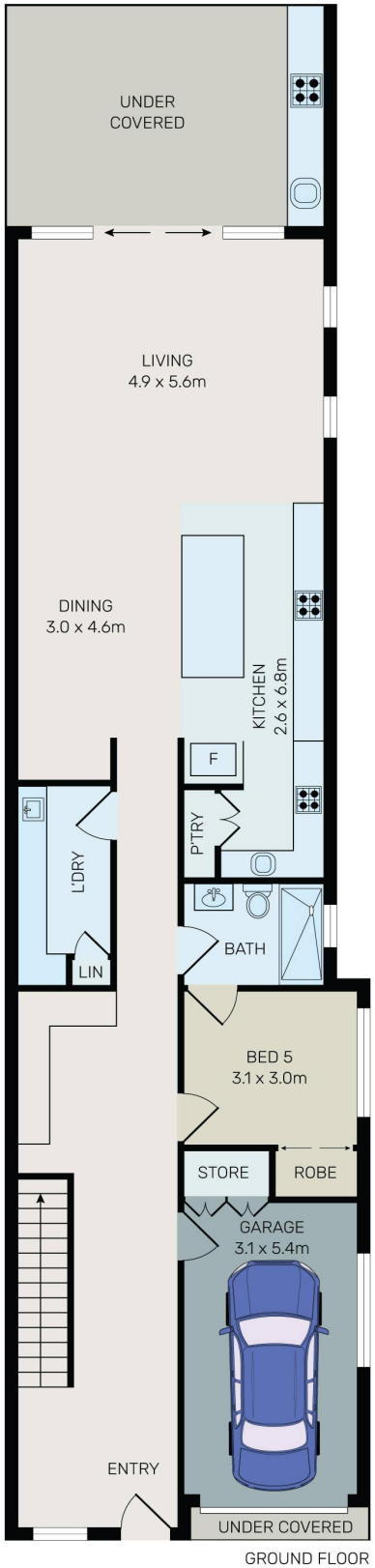
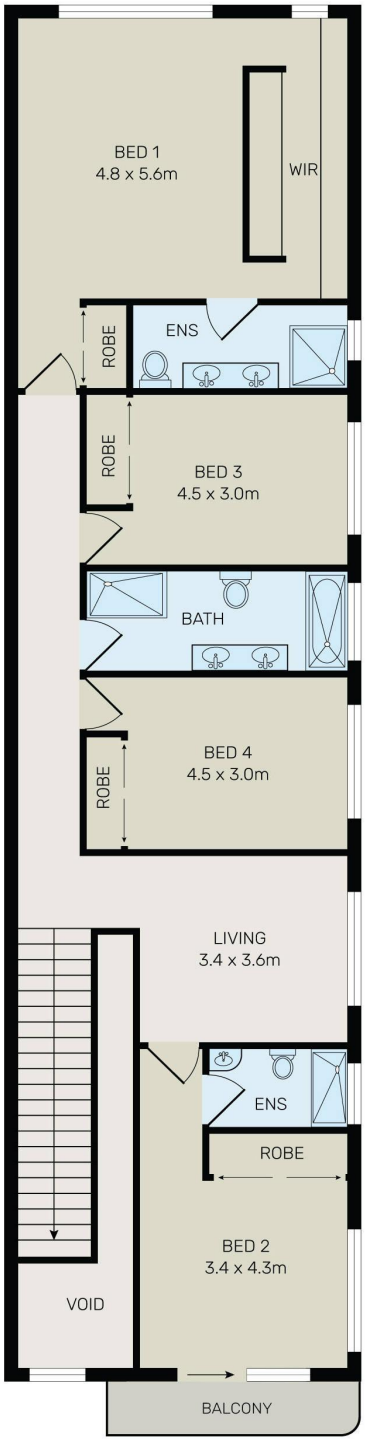


GROUND FLOOR



FIRST FLOOR

0 1 2 3 4 5

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