







117a Lackey Street, Merrylands

Architectural Masterpiece | Brand-New 5-Bedroom Luxury

Setting a new benchmark for duplex living, this brand-new, brick and rendered high-end residence combines sophisticated architectural design with an uncompromising level of finish.

Designed for those who demand excellence, this home offers a seamless transition between opulent indoor living and outdoor entertaining with a spacious backyard, all while being moments away from local schools, public transport, parks, shopping precincts, and the Parramatta CBD.

Features & Design

- An inviting entry leads to an American Oak staircase, introducing a generous open-plan living and dining areas. Highlighted by high ceilings and extensive glazing that floods the home with natural light, the space is beautifully appointed with tile*A flooring on the ground level and AB-grade engineered timber flooring across the upper floor.

- The designer kitchen boasts a walk-in pantry with plenty of storage, natural stone benchtops, matching stone splashback, and an integrated rangehood for a clean, seamless aesthetic. An

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FOR SALE
$1,850,000 - $1,880,000

VIEW
Sat 7th Nov @ 12:15PM - 12:45PM

AGENTS

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Interested parties must rely solely on their own enquiries.

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architectural curved fluted-timber island bench showcases a stone waterfall edge and a premium Franke double-bowl sink.

- Smeg 90cm 5-burner tempered black glass gas cooktop, matching 90cm oven, built-in microwave, dishwasher, and a double pull-out bin-complemented by ample custom-made soft-close cabinetry with Blum drawer systems

- Large laundry room complete with a 40mm natural stone benchtop, matching stone splashback, premium Phoenix sink, and ample custom cabinetry

- 5 generously sized bedrooms accommodating multi-generational living, featuring a ground-floor guest suite and an impressive upper-level master sanctuary complete with a private balcony, walk-in robe, and custom designer ensuite. Each bedroom includes custom built-in wardrobes

- 3 bespoke bathrooms showcasing floor-to-ceiling porcelain tiles, wall-hung vanities crowned with natural stone tops, premium Caroma Liano basins, and sleek brushed nickel fixtures.

- Integrated fireplace featured in the main ground-floor living area.

- Additional ground floor storage room & dedicated custom made study desk to first floor

- Custom-built wet bar on the first floor complete with soft-close drawers and a premium Phoenix sink-ideal for upstairs family convenience.

- Entertain in a covered alfresco area featuring a fully equipped outdoor kitchen-complete with a 4-burner Smeg gas cooktop, 20mm stone benchtop, and custom joinery for seamless outdoor gatherings.

- Daikin ducted air-conditioning throughout with 6 customizable zones.

- Integrated Bosch security alarm system accompanied by a HiLook video intercom.

- High-quality Korean Combi dual-layer blinds installed throughout

- Automatic lock-up garage featuring durable epoxy flooring, direct internal access, and vertical timber-look slatted finish designed to seamlessly complement the architectural front entrance door.

- Central party wall extending through to the front yard, ensuring total separation from the adjoining residence.

Location Highlights:

- minute drive to Merrylands Station and Stockland Merrylands shopping centre.
- minute drive to Granville station & shops
- minute drive to Granville Tafe & Woolworths Granville
- minute walk to Granville Park
- Easy access to major motorways and just a short drive to the

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Parramatta CBD, Westfield Parramatta, and the Westmead Health Precinct.

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MORE DETAILS

Property ID	2HNTF9E
Property Type	House
Land Area	355 m2

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