



12 Clarence Street, Merrylands

## Luxury Living with Everyday Convenience - Brand New Designer Duplex - Price Reduced - Must Be Sold!

This brand-new architectural residence delivers sophistication, style and an exceptional level of finish.

Every aspect has been meticulously curated - creating a home that offers modern elegance, comfort, and effortless everyday living in one of the suburb's most sought-after pockets.

Superbly located just 750m to Stockland Merrylands and 1.2km to the station (approx.), with cafés, local eateries, parks, and transport all within easy reach, this home blends contemporary luxury with outstanding convenience.

From the moment you step inside, the difference is undeniable - a residence designed for those who appreciate quality at every turn.

### Key Features

- Architecturally designed home showcasing premium finishes

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.

5 🚗 3 🚗 2 🚗

### FOR SALE

Price Guide: \$1,550,000 - \$1,580,000

### VIEW

By Appointment

### AGENTS

Paulette Ghaleb

0408 888 810

paulette.ghaleb@ljhooker.com.au

### AGENCY

LJ Hooker Parramatta | Granville |

Guildford | Merrylands

(02) 9637 8555



throughout

- Five spacious bedrooms, each with custom built-in wardrobes
- Open-plan living and dining flowing to a stylish alfresco area
- Designer kitchen with stone benchtops and sleek custom cabinetry
- Three luxurious bathrooms including an elegant ensuite
- Stunning herringbone-style flooring and bespoke joinery
- Ducted air-conditioning, CCTV security and alarm system
- NBN-ready
- Double garage
- Land size: 361.1sqm approx.

A perfect choice for families or professionals who value design excellence, comfort and convenience, this remarkable residence redefines duplex living.

Experience contemporary living at its finest - a home that truly stands apart in Merrylands.

Please Note: Some images have been digitally modified to include virtual furniture.

## MORE DETAILS

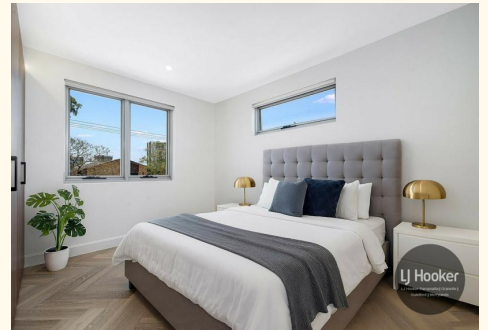
Property ID	2GGCF9E
Property Type	House
Land Area	361.1 m2
Including	Ensuite Study Air Conditioning Toilets (3) Alarm Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport Security System

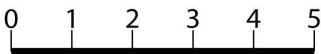
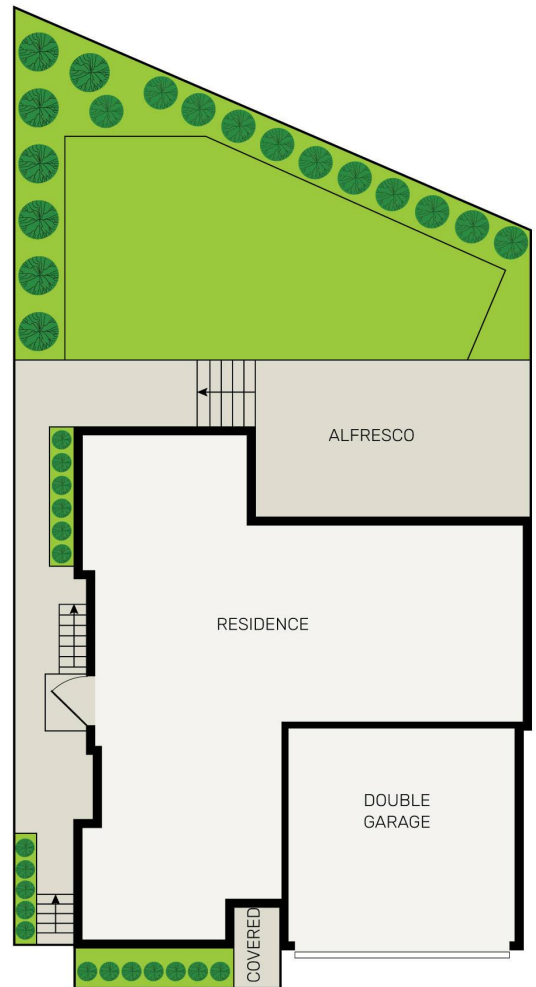
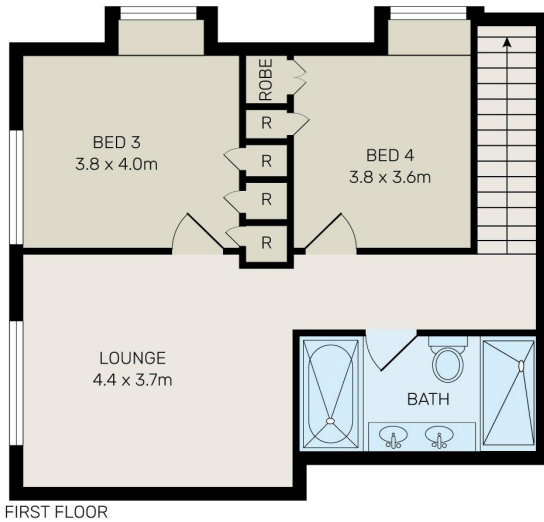
**Paulette Ghaleb 0408 888 810**

Area Specialist | [paulette.ghaleb@ljhooker.com.au](mailto:paulette.ghaleb@ljhooker.com.au)

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

42 South Street, GRANVILLE NSW 2142  
[granville.ljhooker.com.au](http://granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto:granville@ljhooker.com.au)





All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



# 12 Clarence Street, Merrylands

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.

