



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
\$1,520,000

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

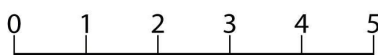
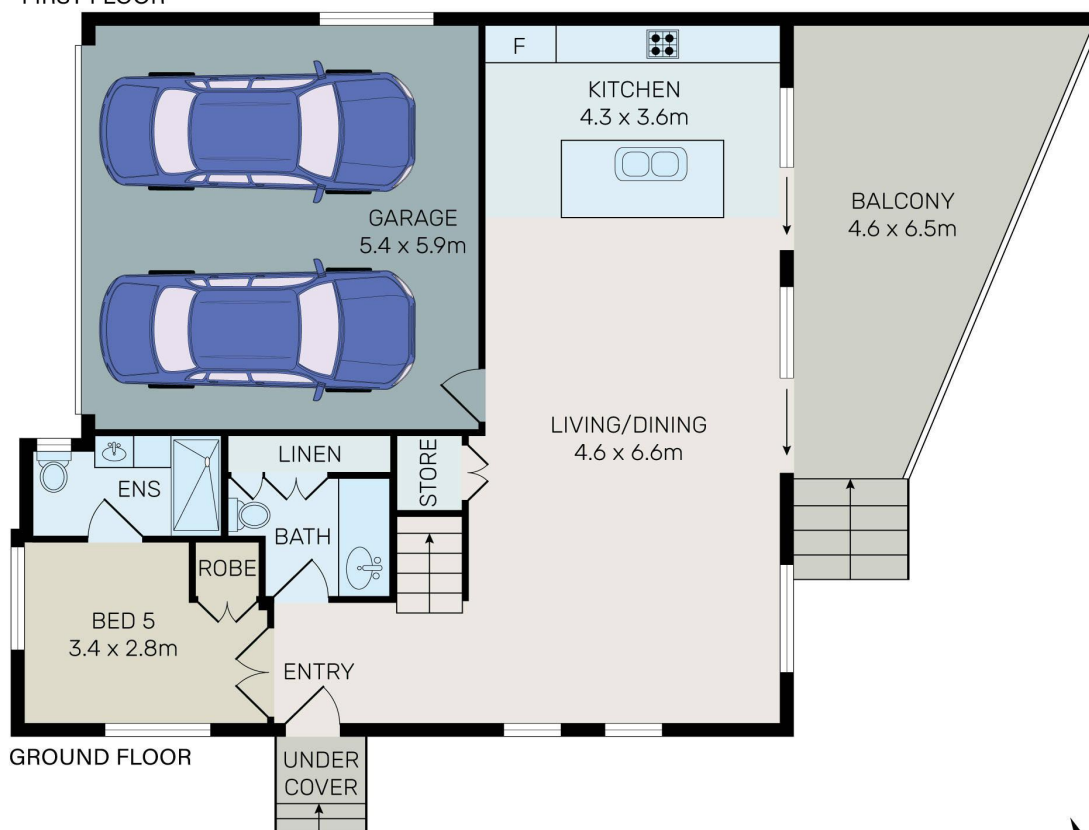
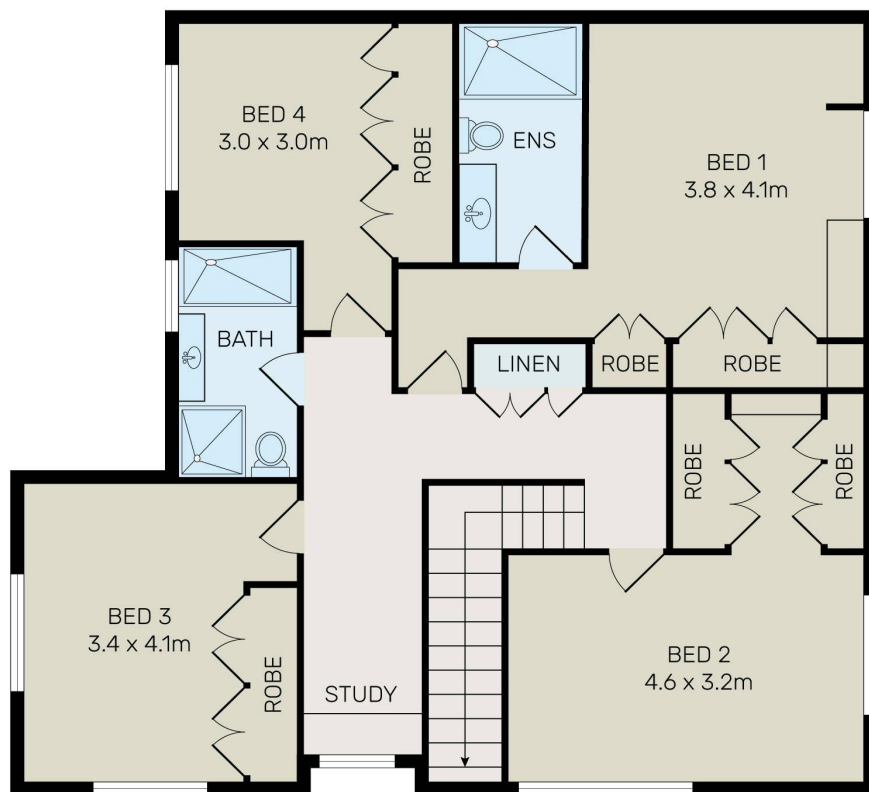
Area Specialist | paulette.ghaleb@ljhooker.com.au

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

42 South Street, GRANVILLE NSW 2142

granville.ljhooker.com.au | 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.



1/12 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.

