

Merrylands, 14a Yeend Street

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

A masterpiece of style, space, and sophistication, this beautiful residence is designed to impress with a perfect blend of luxury, convenience, and timeless appeal in a highly sought-after location.

14a Yeend Street, Merrylands offers the finest in modern living, with quality inclusions and an exceptional layout to suit growing families.

Every attention to detail has been given to ensure a comfortable lifestyle via a thoughtfully designed floor plan which comprises of five generous bedrooms including a guest bedroom on the ground floor for extended family or visitors, and a master upstairs which boasts a lavish walk-in robe and private ensuite.

From the moment you enter the grand foyer with soaring void, you will be captivated by the homes sense of elegance and space.



Disclaimer: 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.



For Sale
\$1,380,000

View
ljhooker.com.au/2BC7F9E

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With a seamless indoor-outdoor integration, the open plan kitchen, dining and living flow effortlessly to the outdoor alfresco/covered entertaining area, perfect for year-round gatherings.

Notable highlights include:

- * 5 bedrooms (four with wardrobes), master with ensuite and walk in robe
- * Spacious open plan living and dining
- * Modern kitchen with stone benches, quality finishes plus huge walk in pantry
- * Three luxury bathrooms (including ensuite)
- * High ceilings and grand foyer entry with soaring void
- * MyPlace smart home technology system - easy control for air conditioning and lighting with potential to connect to blinds and other areas of the home.
- * Semi commercial windows and doors
- * Herringbone tile flooring on the ground floor
- * Internal laundry with ample cupboard & storage space
- * Large outdoor alfresco entertaining area equipped with kitchenette
- * Ducted air-conditioning, alarm system & solar energy panels with battery
- * Lock up garage with internal entry
- * Total land area - 319.7 sqm approx. as per DP
- * 1.2 km approx. to Stockland Mall Shopping Centre
- * 650 metres Approx. to Hilltop Shops and Eateries* Minutes' drive to Parramatta CBD, Westmead Medical Precinct and M4 Motorway access.

Don't miss this exciting opportunity-contact us today to arrange an inspection!

More About this Property

Property ID	2BC7F9E
Property Type	House
Land Area	319.7 m2
Including	Ensuite Air Conditioning Toilets (3) Alarm Intercom Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

Paulette Ghaleb 0408 888 810

Area Specialist | pghaleb.merrylands@ljhooker.com.au

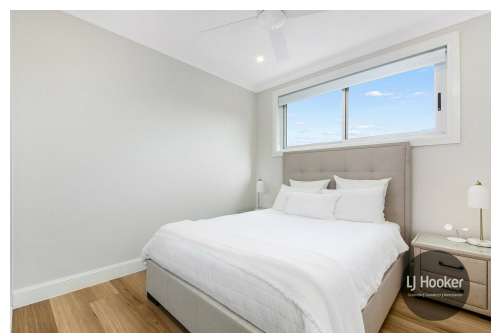
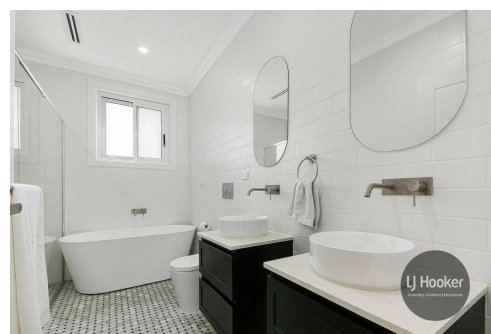
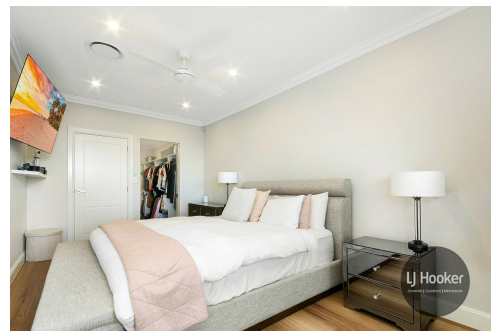
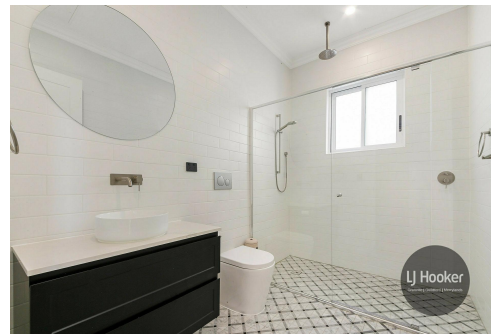
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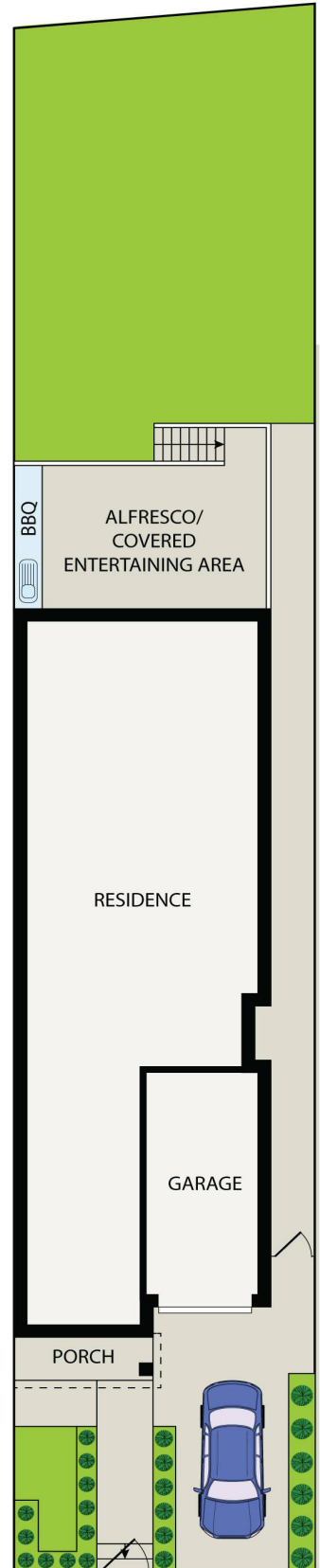
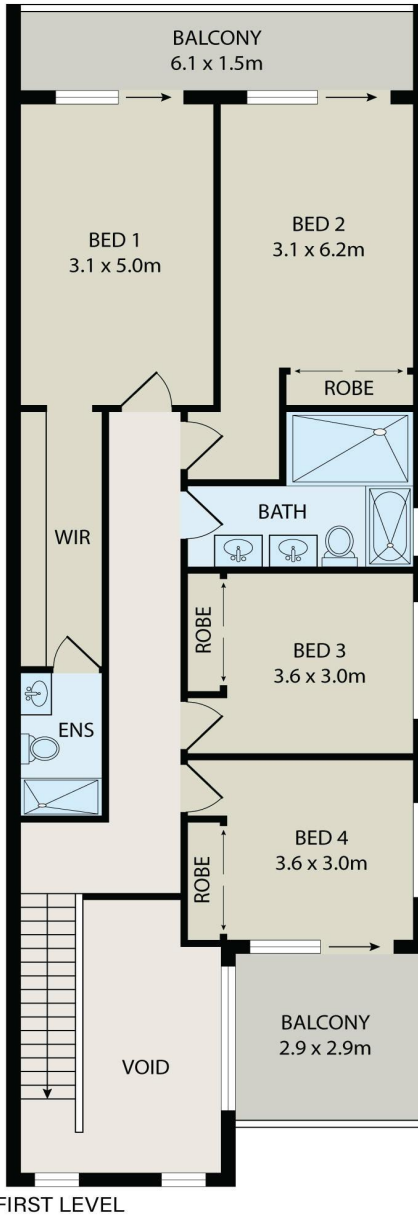
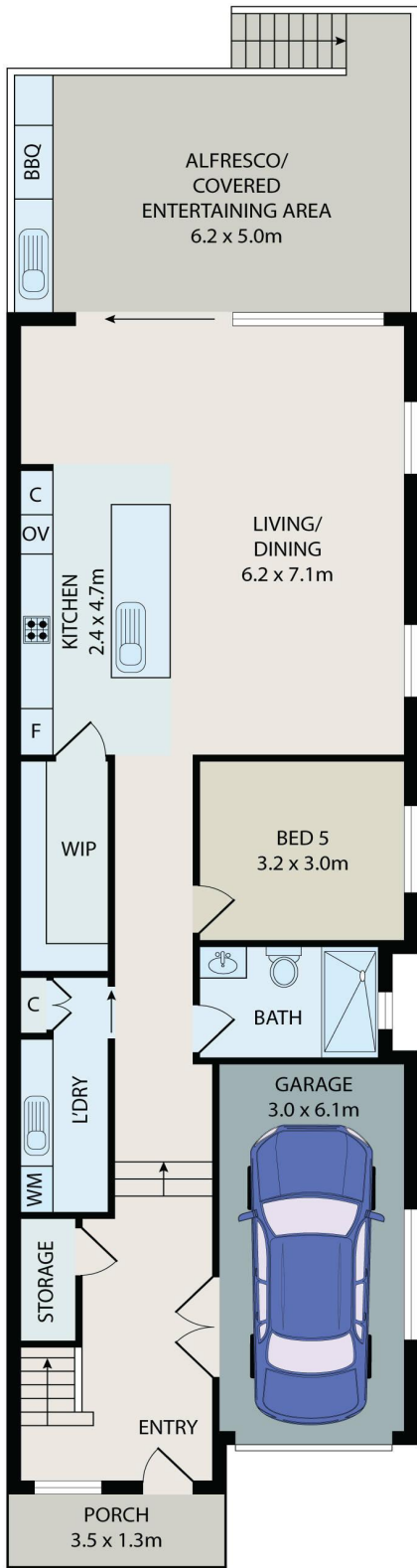
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