



18 Harper Street, Merrylands

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## Exceptional Family Home in a Highly Sought-After Merrylands Pocket - Rare Offering

A rare offering in one of Merrylands' most tightly held pockets, this magnificent two-storey family residence delivers exceptional space, quality craftsmanship and unmatched convenience.

Lovingly built by the owner with an uncompromising commitment to solid construction and family comfort, this full-brick (downstairs) and brick-veneer (upstairs) home is an opportunity not to be missed.

Perfectly positioned on a superb corner block of 689.2 sqm, the home is only 850m approx. to Merrylands Station, 1.2km approx. to Stockland Mall, metres to Granville Park and moments from local shops, schools and Parramatta CBD.

Step inside to discover a generous and beautifully proportioned layout designed for effortless family living and entertaining.

### Key Features

- Full-brick construction on the ground floor & brick veneer on the first floor
- 5 oversized bedrooms, all with built-in wardrobes

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**

### AUCTION

Sat 21st Feb @ 11:30AM

### VIEW

Thu 19th Feb @ 5:30PM - 6:00PM

### AGENTS

Paulette Ghaleb  
0408 888 810  
paulette.ghaleb@lhooker.com.au

### AGENCY

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

- Formal lounge & dining rooms plus a large separate rumpus
- Informal living and dining area creating multiple family zones
- Good size hostess kitchen with dishwasher
- Three bathrooms, including an ensuite to the main bedroom
- Ducted air condition and alarm system
- Double garage with internal access
- Additional double carport PLUS a separate detached double garage - ideal for trades, storage or hobby space
- Under home storage area
- Large corner block - 689.2 sqm approx.
- Only 850 metres approx. to Merrylands Station

Beautifully maintained and designed for comfort, space and practicality.

This exceptional residence promises enduring quality, abundant accommodation and an unbeatable lifestyle location.

Whether you are a growing family, investor or upsizing, this is a home that rarely becomes available.

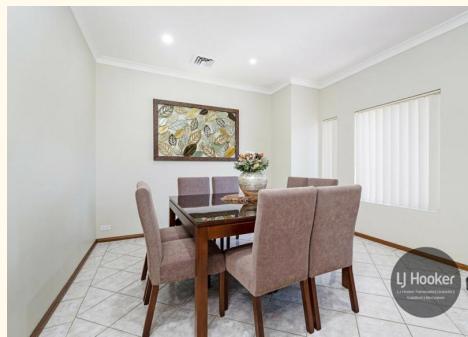
A truly magnificent property —proudly offered for auction.

Please Note:

Some images have been digitally modified to include virtual furniture

## MORE DETAILS

|               |                       |
|---------------|-----------------------|
| Property ID   | 27KEF9E               |
| Property Type | House                 |
| Land Area     | 689.2 m <sup>2</sup>  |
| Including     |                       |
|               | Ensuite               |
|               | Air Conditioning      |
|               | Toilets (3)           |
|               | Alarm                 |
|               | Built-in-Robes        |
|               | Car Parking - Surface |
|               | Close to Schools      |
|               | Close to Shops        |
|               | Close to Transport    |

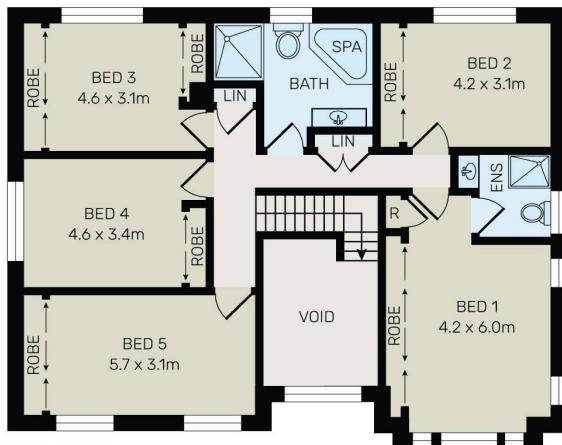


**Paulette Ghaleb 0408 888 810**

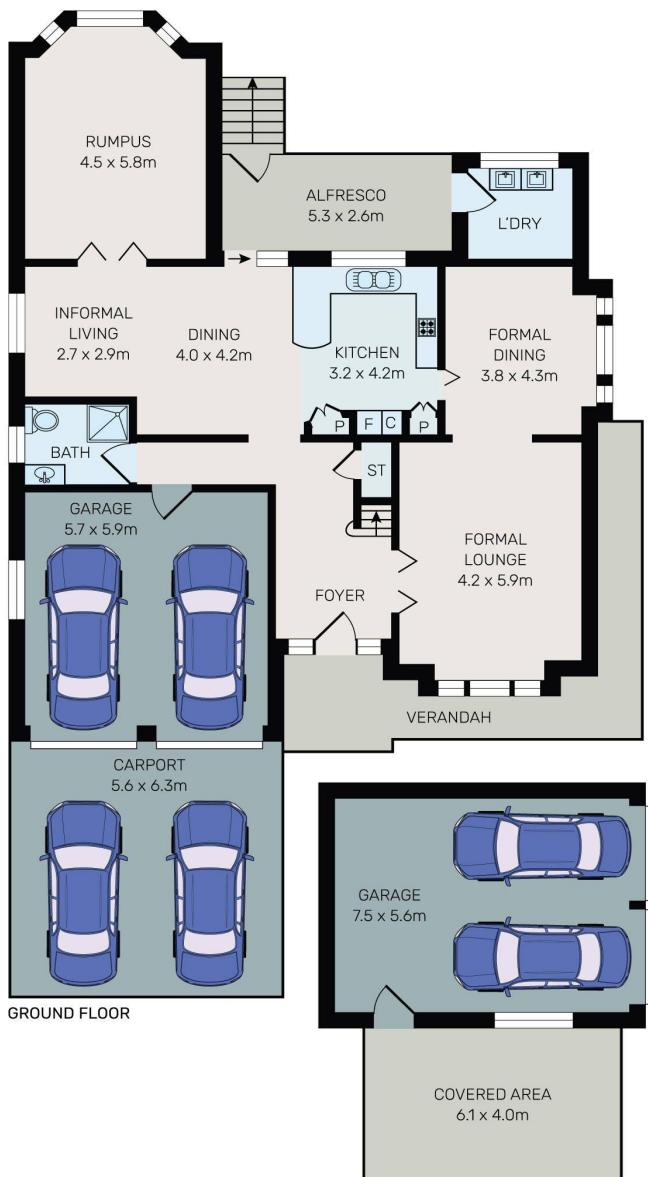
Area Specialist | [paulette.ghaleb@ljhooker.com.au](mailto:paulette.ghaleb@ljhooker.com.au)

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

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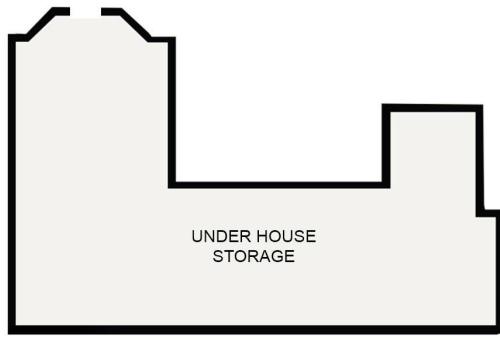


FIRST FLOOR

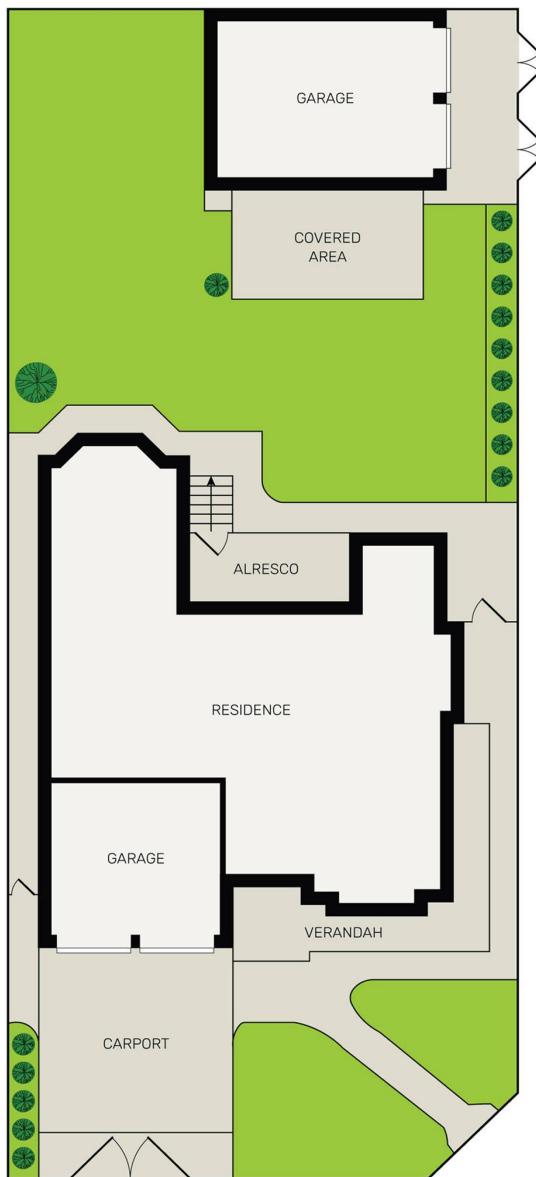


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(NOT TO SCALE)



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