







24 Monitor Road, Merrylands

A Statement of Luxury & Excellence in Blue-Ribbon Merrylands Location

Commanding a prized position within one of Merrylands' most tightly held and sought after enclaves, 24 Monitor Road, Merrylands offers a rare opportunity to acquire a brand new, architecturally crafted family residence that seamlessly unites quality, refined living and everyday convenience.

Occupying a corner allotment with a coveted east-facing aspect, the two-storey brick residence is enriched by sun-drenched interiors that enhance its scale and sophistication.

Designed to offer both comfort and prominence, the home delivers a sense of luxury living while remaining superbly connected.

Positioned within approximately one kilometre of Merrylands railway station and only 550 metres from Stockland Merrylands, residents will enjoy immediate access to transport, retail and vibrant dining options, ensuring ultimate lifestyle convenience.

A grand foyer entry with soaring void sets the tone for the home's

5 3 1

FOR SALE
$1,740,000 - $1,780,000

VIEW
Sat 7th Nov @ 11:30AM - 12:00PM

AGENTS
Paulette Ghaleb
0408 888 810
paulette.ghaleb@ljhooker.com.au

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

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

generous proportions and elegant finishes.

Notable features include:

- Five spacious bedrooms all equipped with built ins
- Master suite featuring walk-in robe and private ensuite
- Separate living & dining area
- Quality kitchen complete with walk-in pantry, stone bench top and premium appliances including dishwasher & gas cook top.
- Three well-appointed bathrooms (including ensuite)
- Ducted air condition & security alarm system
- High ceilings throughout
- Internal access to lock-up garage
- Covered alfresco entertaining area with cook top and sink, creating effortless indoor-outdoor flow
- Land Area - 372.9 sqm approx.
- 550 metres approx. to Stockland Merrylands
- 1 Kilometre approx. to Merrylands Train Station

This brand-new residence offers an exceptional family environment defined by space, functionality and sophisticated style, all set within one of Merrylands' most desirable addresses.

An outstanding opportunity not to be missed.

MORE DETAILS

Property ID	2GV4F9E
Property Type	House
Land Area	372.9 m2
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

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 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.



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.

24 Monitor Road, 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.

LJ Hooker