

38 Cartwright Avenue, Merrylands

## Luxury Duplex — Prime Location.

Discover the perfect blend of comfort, convenience, and modern living in this beautifully designed 5-bedroom duplex, ideally positioned in one of Merrylands' most sought-after streets. Perfect for growing families or savvy investors, this home offers quality finishes, generous interiors, and a lifestyle of effortless sophistication.

### Features You'll Love:

- Five spacious bedrooms, all with built-ins; master suite with walk-in robe, ensuite & balcony
- Downstairs bedroom with ensuite
- Two living areas, main living with a modern fireplace and tv setup
- Modern gas cooking kitchen quality finishes with stone benches and dishwashing
- Large outdoor alfresco entertaining area equipped with outdoor kitchen and electric blinds
- Three luxury bathrooms
- Study area perfect for remote work
- Internal laundry
- Downstairs Toilet
- Ducted air-conditioning
- Lock up garage with internal entry

### Location Benefits:

- Short walk to Merrylands Stockland Mall, schools, parks, and

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.

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**FOR SALE**  
\$1,437,000

### AGENTS

Fred Nazari  
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### AGENCY

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

 **LJ Hooker**

- public transport
- Easy access to Parramatta CBD and minutes to M4
- Situated in a peaceful yet convenient pocket of Merrylands

This stunning duplex combines style, space, and location in one impressive package. Don't miss your chance to secure a premium home ready to move straight into and enjoy

PLEASE NOTE: Some of the images have been modified to include virtual furniture.

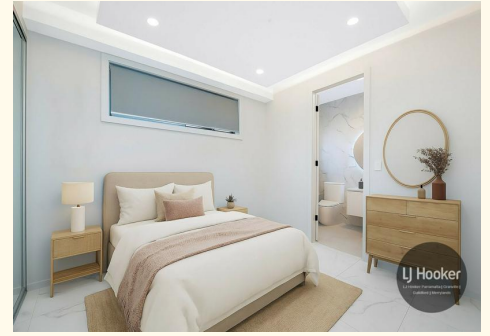
DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries

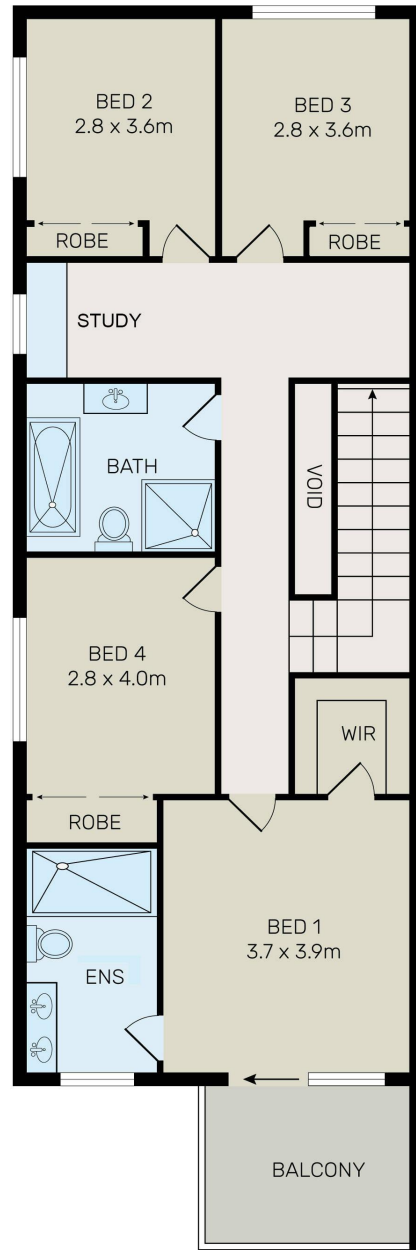
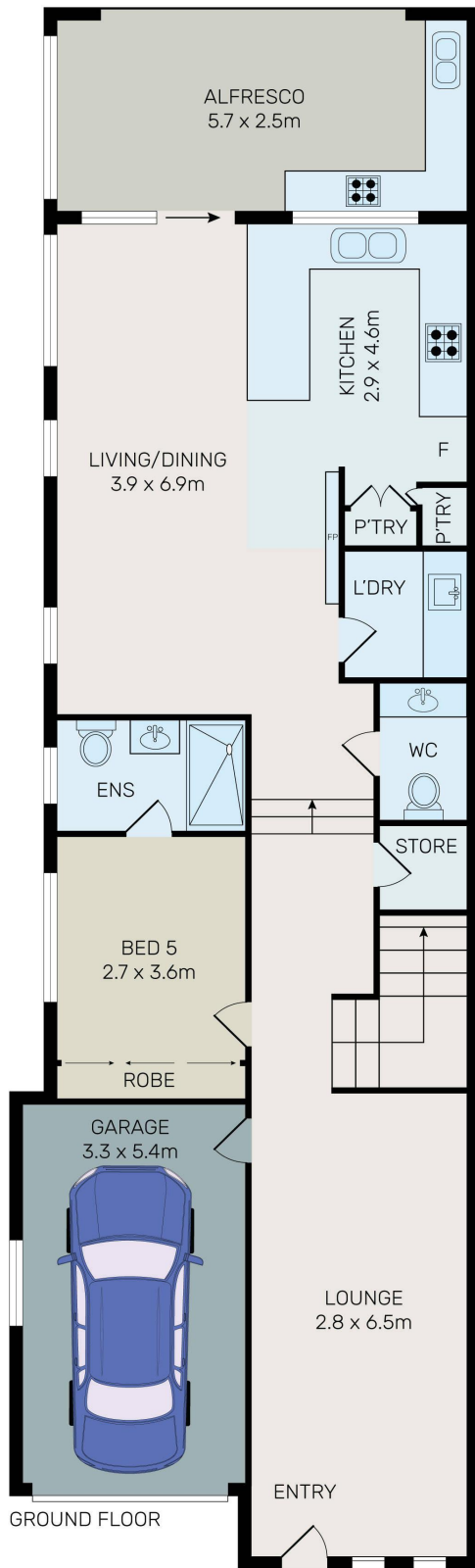
### MORE DETAILS

Property ID	2GGEF9E
Property Type	House
Land Area	330 m2

**Fred Nazari 0451 919 640**  
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