

38a Arcadia Street, Merrylands

## BRAND NEW DUPLEX

Move straight into this brand-new duplex in a fantastic family-friendly location. Offering plenty of space for a growing family, this home combines modern convenience with easy access to everything Merrylands West has to offer.

Located close to schools, parks, shopping, and public transport, this duplex combines convenience with elegance. Don't miss the chance to secure your dream family home!

### Features You'll Love:

- Five spacious bedrooms, all with built-ins; master suite with ensuite & balcony
- Downstairs bedroom
- Open plan living & dining area
- Modern gas cooking kitchen quality finishes with stone benches and dishwashing
- Outdoor alfresco equipped with kitchenette
- Three fully tiled luxury bathrooms
- Downstairs study knock
- Internal laundry
- Ducted air-conditioning with 8 zone
- CCTV Camera & keyless front entry with smart lock
- Lock up garage with internal entry

### Location Highlights:

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

\$1,310,000

### AGENTS

Fred Nazari

0451 919 640

[fred.nazari@ljhooker.com.au](mailto:fred.nazari@ljhooker.com.au)

### AGENCY

LJ Hooker Parramatta | Granville |

Guildford | Merrylands

(02) 9637 8555



- Walking distance to local schools, parks, and shops
- Walking distance to bus stop & schools
- Minutes to IGA & Merrylands Shopping Centre
- Close to Parramatta CBD
- Convenient access to major roads including M4 & Cumberland Highway

**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

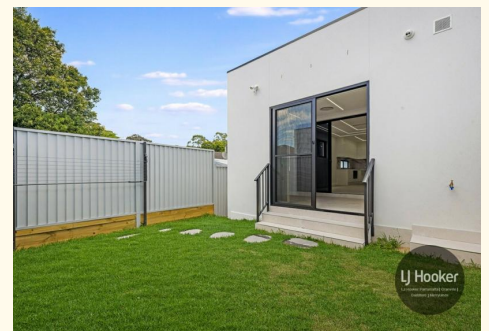
Property ID	2GSBF9E
Property Type	House
Land Area	204 m2

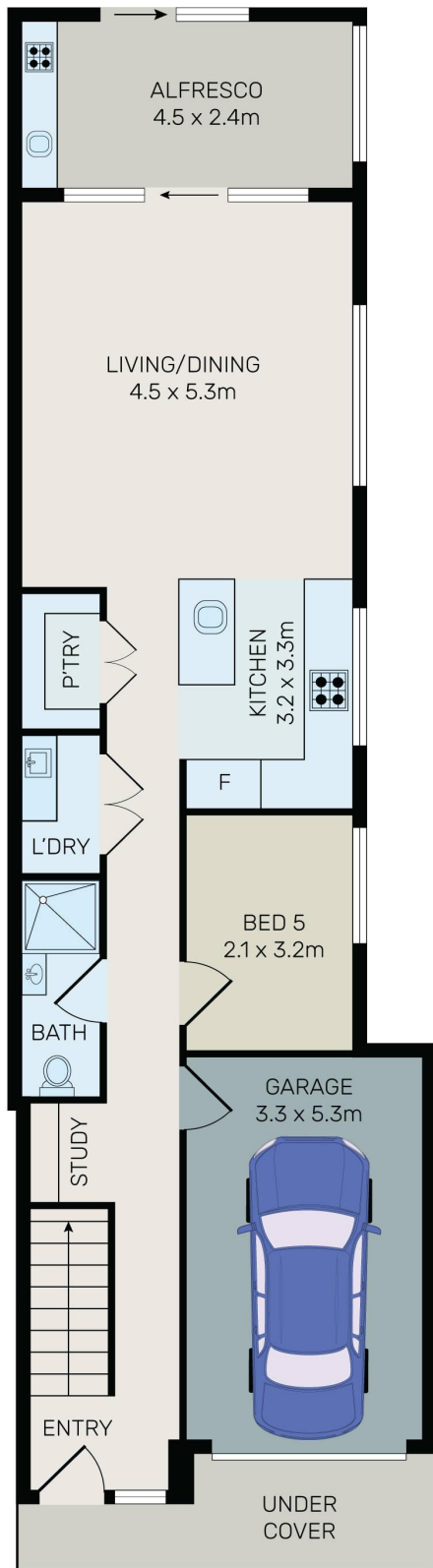
**Fred Nazari 0451 919 640**

Area Specialist | [fred.nazari@ljhooker.com.au](mailto:fred.nazari@ljhooker.com.au)

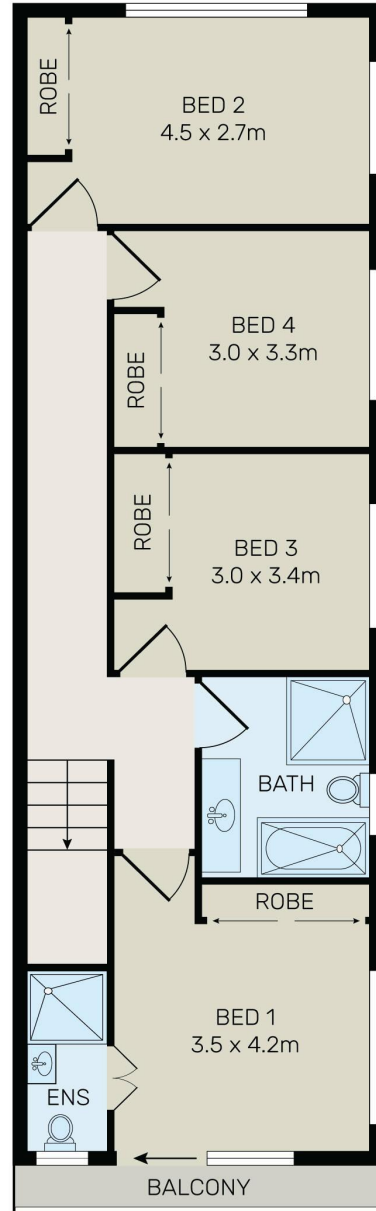
**LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555**

42 South Street, GRANVILLE NSW 2142  
[granville.ljhooker.com.au](http://granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto:granville@ljhooker.com.au)





GROUND FLOOR



FIRST FLOOR



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