

45 Bruce Street, Merrylands

## **\$3,000,000 - FRENCH PROVINCIAL PALACE WITH A MODERN TWIST!!!**

Jason Gebran is proud to present 45 Bruce Street Merrylands. Step inside this contemporary French Provincial palace and be captivated by the beauty. Only 1 year old, with a modern use of colour and light, wide open versatile floor plan and tremendous ceiling heights, this is the home you have been waiting for. Set in a popular quiet location with public transport at your door and outstanding street presence on 588.1sqm. Why would you build when everything you have been wanting is right here and ready for you and your family. Features include:

- 1 year old French Provincial palace with a modern twist on 588.1sqm
- Downstairs, tiled flooring, formal lounge on entry with 6m void
- 5th guest bedroom with ensuite and storage
- Double garage with epoxy floors, internal access and electric front gate
- Large laundry with ample storage, external access and laundry shoot
- Massive light filled open plan living and dining with gas fireplace, floor to ceiling windows and sheer curtains

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**

**\$3,000,000 - FRENCH PROVINCIAL PALACE!!!**

### **VIEW**

By Appointment

### **AGENTS**

Jason Gebran  
0410 666 228  
jason.gebran@ljhooker.com.au

Mary Zaiter  
0415688780  
mary.zaiter@ljhooker.com.au

### **AGENCY**

LJ Hooker Greystanes  
(02) 9896 0804



- Showroom quality gas kitchen with Taj stone benches and splash back, Smeg appliances
- Butler's pantry with second full kitchen, all with shaker doors
- Alfresco for 4m ceilings, outdoor kitchen plus cabana and shower
- All overlooking the spectacular swimming pool and private easy care yard
- Upstairs, hybrid timber flooring, includes 3rd living retreat and kitchenette
- Master suite with walk in robe, balcony and ensuite
- All generous bedrooms with cabinetry storage plus 3rd with ensuite
- Hotel style main bathroom with separate freestanding bath and shower
- Ducted air, security cameras and intercom, keyless entry and alarm

Stunning rare home that you simply must inspect. Call Jason for more information.

## MORE DETAILS

Property ID	15V2H8W
Property Type	House
Land Area	588 m2

### Jason Gebran 0410 666 228

Sales Manager | [jason.gebran@ljhooker.com.au](mailto:jason.gebran@ljhooker.com.au)

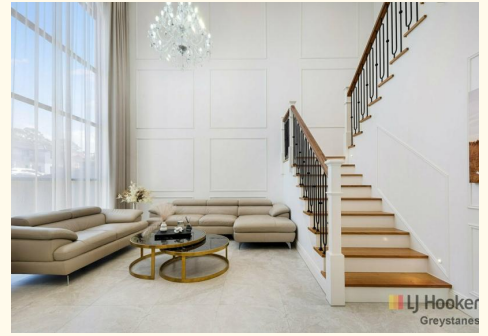
### Mary Zaiter 0415688780

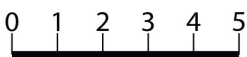
Sales Associate | [mary.zaiter@ljhooker.com.au](mailto:mary.zaiter@ljhooker.com.au)

### LJ Hooker Greystanes (02) 9896 0804

Shop 6, Greystanes Shopping Centre, 665 Merrylands Road,  
GREYSTANES NSW 2145

[greystanes.ljhooker.com.au](http://greystanes.ljhooker.com.au) | [greystanes@ljhooker.com.au](mailto:greystanes@ljhooker.com.au)





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# 45 Bruce Street, Merrylands West

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