



**LJ Hooker**

LJ Hooker Parramatta | Granville |  
Guildford | Merrylands



4a Charlotte Street, Merrylands

## Brand New Duplex + Detached Outbuilding




Set on the high side, we are proudly offering this luxurious brand-new duplex and detached self-contained studio ideally positioned in an ultra-convenient location.

Generously sized living spaces that flow seamlessly, creating a welcoming atmosphere for both everyday living and larger gatherings. With endless possibilities for customization, this property is perfect for homeowners and investors alike seeking space, adaptability, and long-term value.

Within proximity to Merrylands Stockland's and public transport, surrounded by a variety of local amenities, schools and recreational facilities, all that Merrylands has to offer.

4A Charlotte St:

- 5 bedrooms, 3 bathrooms, lock garage + car space
- Separate lounge, dining, living, family room and office!
- Tiles and floorboards throughout
- Large gas kitchen with butler's pantry
- Master bedroom with ensuite, balcony and walk-in wardrobe
- Main bathroom with shower and bathtub

6  4  2 

### FOR SALE

Brand New Duplex + Detached Outbuilding

### VIEW

By Appointment

### AGENTS

Steven Khawam  
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### AGENCY

LJ Hooker Parramatta | Granville |  
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(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.

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- Alfresco with outdoor gas kitchen
- Samsung ducted air conditioning
- Video intercom, security cameras, home alarm system

Block size: 347.77sqm approx.

## MORE DETAILS

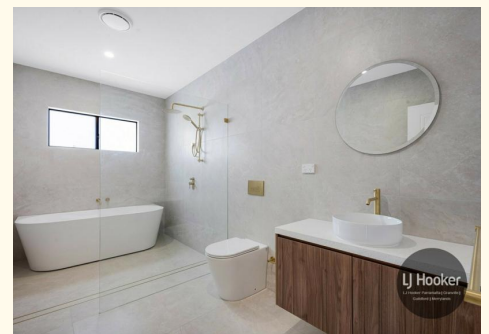
Property ID                    2GR2F9E  
Property Type                House  
Land Area                     347.77 m2

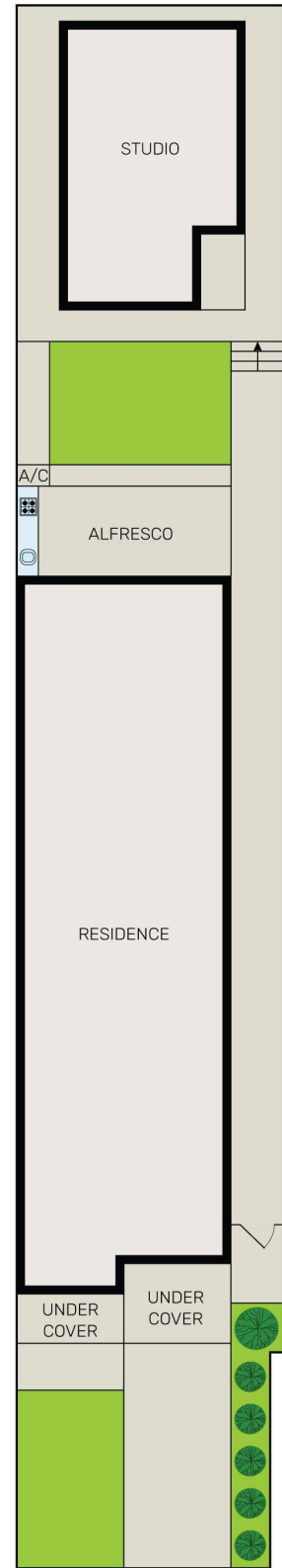
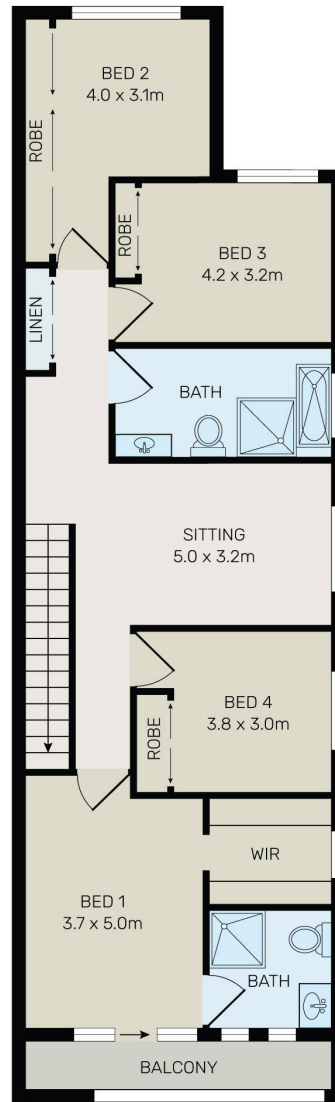
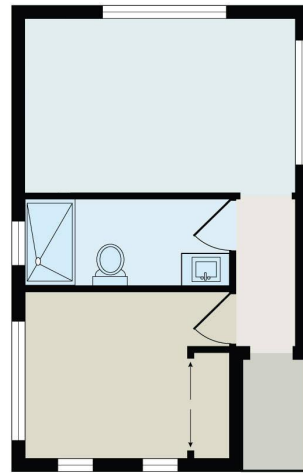
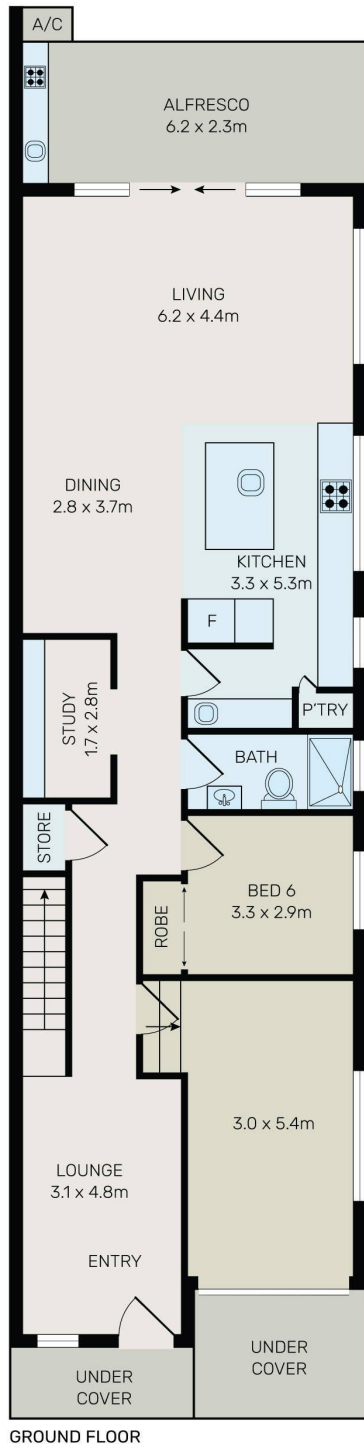
**Steven Khawam 0415 308 100**

Area Specialist | [Steven.Khawam@ljhooker.com.au](mailto:Steven.Khawam@ljhooker.com.au)

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