



5 Crossland Street, Merrylands




Luxury Home with Approved Granny Flat

We are proud to present this newly built, architecturally designed home, set on a generous 525sqm block in a prime location. Designed for comfort, space, and flexibility, this property features a luxurious main residence plus an approved 2-bedroom granny flat, perfect for extended family, guests, or rental use.

Conveniently located just minutes from Merrylands Station, Stockland Merrylands, local schools, parks, and Parramatta CBD, this home offers premium living in a sought-after area.

Main Residence Features:

- 6 spacious bedrooms, including 2 with private ensuites
- All bedrooms with built-in wardrobes
- 5 stylish bathrooms in total
- Expansive open-plan living and dining areas
- Modern kitchen with stone bench top plus huge island bar. 5-burner gas cooktop, dishwasher, Integrated bin and ample pantry space
- Laundry chute for added convenience
- Ducted air conditioning throughout with 5 zoned
- 13kW solar system for energy efficiency

8  5  2 

FOR SALE
\$2,450,000

AGENTS

Soon Tee
0420 966 377
Soon.Tee@ljhooker.com.au

Ronica Leung
0451 373 888
ronica.leung@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**

- " Lock-up garage with internal access
- " Large undercover alfresco area with built-in kitchenette —ideal for entertaining

Approved Granny Flat:

- 2 bedrooms with built-in wardrobes
- Fully self-contained with private entry
- Separate kitchen, bathroom, and laundry
- Estimated rental return: \$600 per week

Contact the team for more information or to inspect the property.

MORE DETAILS

Property ID	2GBDF9E
Property Type	House
House Size	366 m2
Land Area	525 m2
Including	Ensuite
	Air Conditioning
	Alarm
	Intercom
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	High Clearance
	Kitchenette
	Prestige Homes

Soon Tee 0420 966 377

Area Specialist | Soon.Tee@ljhooker.com.au

Ronica Leung 0451 373 888

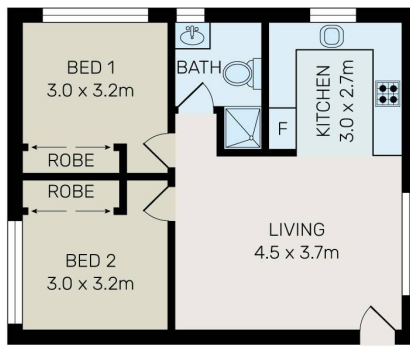
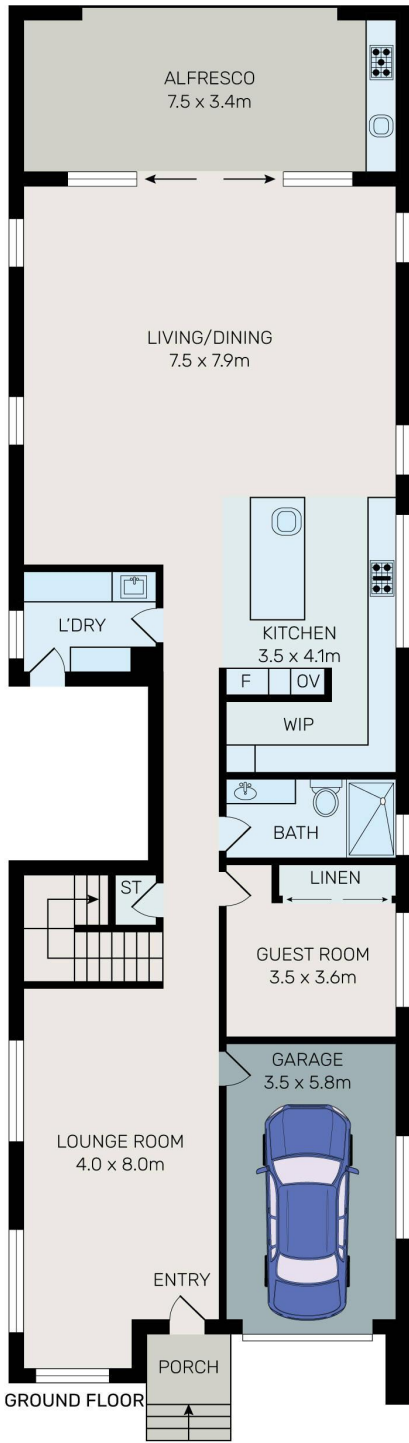
Sales Associate to Soon Tee | ronica.leung@ljhooker.com.au

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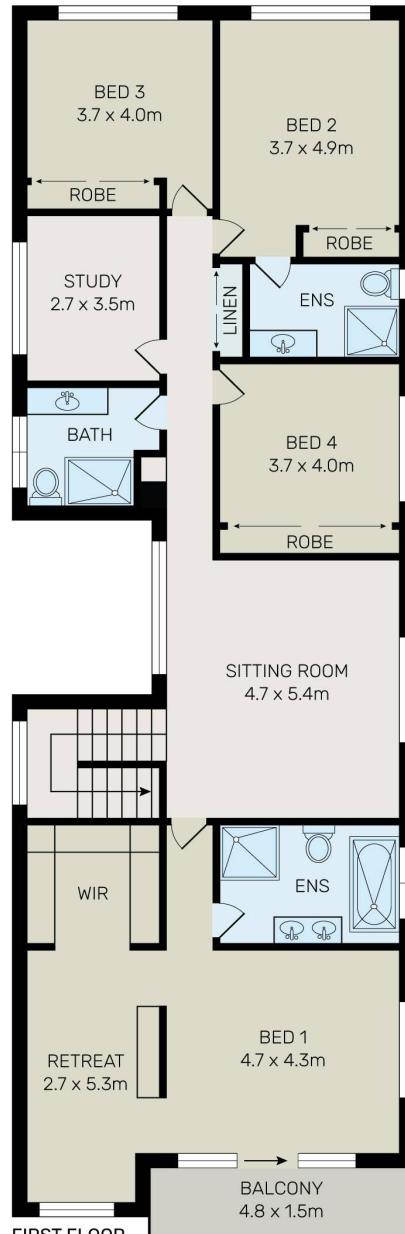
42 South Street, GRANVILLE NSW 2142

granville.ljhooker.com.au | granville@ljhooker.com.au

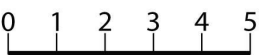
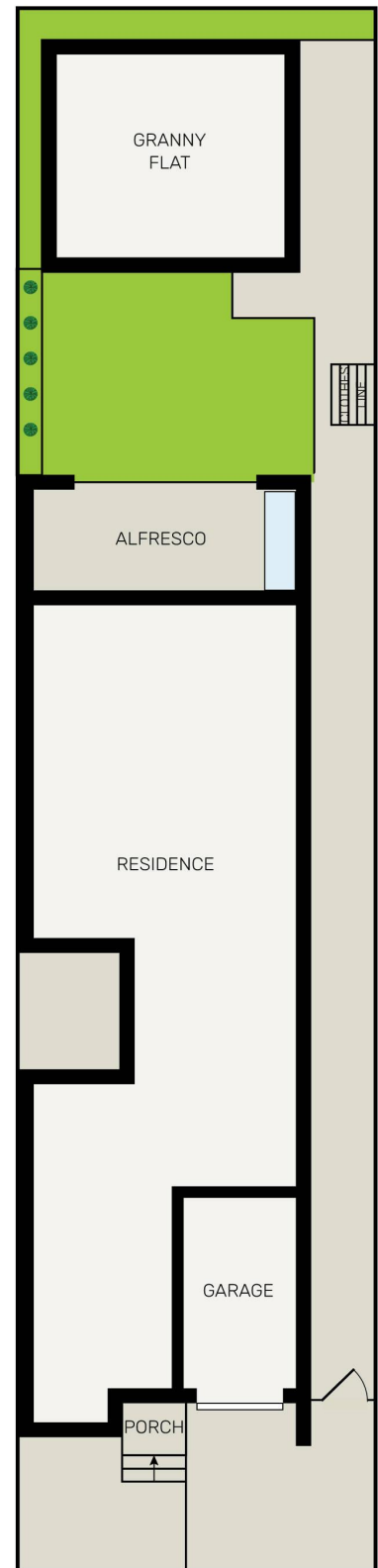




GRANNY FLAT



FIRST FLOOR



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