



67 Hawksview Street, Merrylands

## Brand New 4-Bedroom Modern Duplex

Perfectly positioned in the family-friendly suburb of Merrylands, this contemporary 4-bedroom, 4-bathroom duplex sits on a 357.8 sqm block. It delivers versatile living tailored perfectly to growing families, extended households, downsizers seeking space, and perfect for investors.

### PROPERTY HIGHLIGHTS:

- 4 spacious bedrooms, all featuring built-in wardrobes
- 2 ensuites. The master bedroom features a walk-in wardrobe, a private ensuite, and a large glass-balustrade balcony.
- Gourmet open-plan kitchen boasts 60mm stone benchtops, a feature island, premium built-in oven and microwave, a 5-burner gas cooktop, and abundant storage.
- Separate formal living and rear family/dining areas, plus a dedicated front office/study perfect for remote work.
- 4 fully tiled bathrooms, each equipped with modern showers.
- Premium finishes throughout, featuring a sleek glass staircase, ducted air conditioning, intercom and LED downlights.
- Single lock-up garage with internal access, plus an expansive driveway with space to comfortably park 2 additional cars. Fully fenced yard with a secure front gate and integrated intercom/telecom system.

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**FOR SALE**  
Contact Agent

### VIEW

Sat 4th Jul @ 1:00PM - 1:30PM

### AGENTS

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### AGENCY

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 **LJ Hooker**

- Dual outdoor entertaining. An undercover alfresco area comes fully equipped with a custom outdoor kitchenette, featuring a sink and a 4-burner gas stove. Step up to the manicured lawn where a bonus detached gazebo with its own sink awaits-making it the ultimate setup for weekend BBQs and large family gatherings.

#### LOCATION HIGHLIGHTS:

- minute drive to Merrylands Station and Stockland Merrylands shopping centre.
- minute drive to Granville Sports Park.
- Short walk to local schools and neighbourhood shops.
- Easy access to major motorways and just a short drive to the Parramatta CBD, Westfield Parramatta, and the Westmead Health Precinct.

Contact the team for more information or inspect the property

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#### MORE DETAILS

Property ID	2H47F9E
Property Type	House
Land Area	357.8 m2

#### Soon Tee 0420 966 377

Area Specialist | [Soon.Tee@ljhooker.com.au](mailto:Soon.Tee@ljhooker.com.au)

#### Ronica Leung 0451 373 888

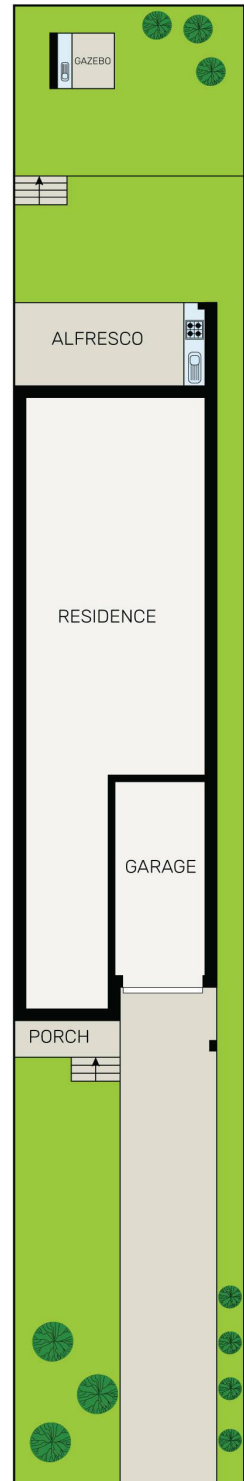
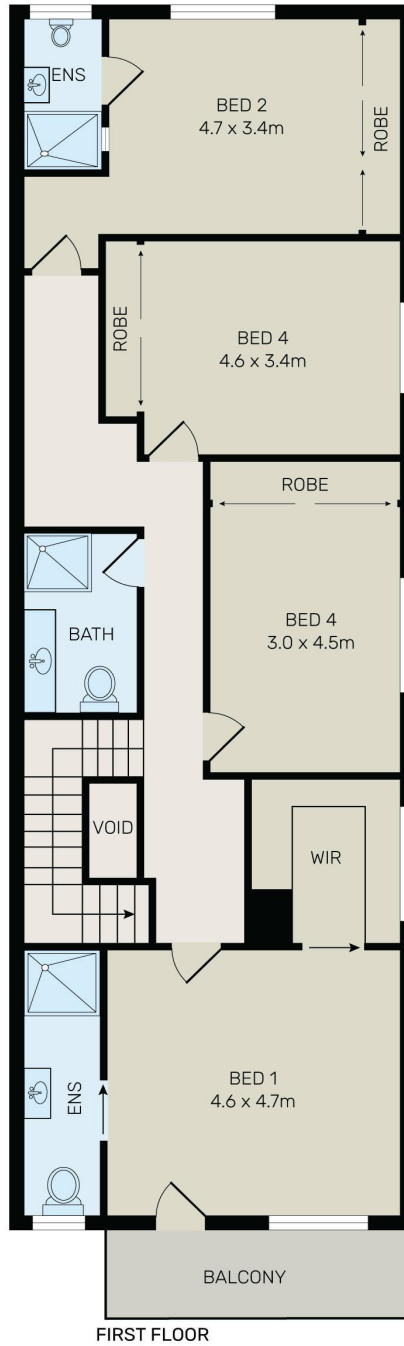
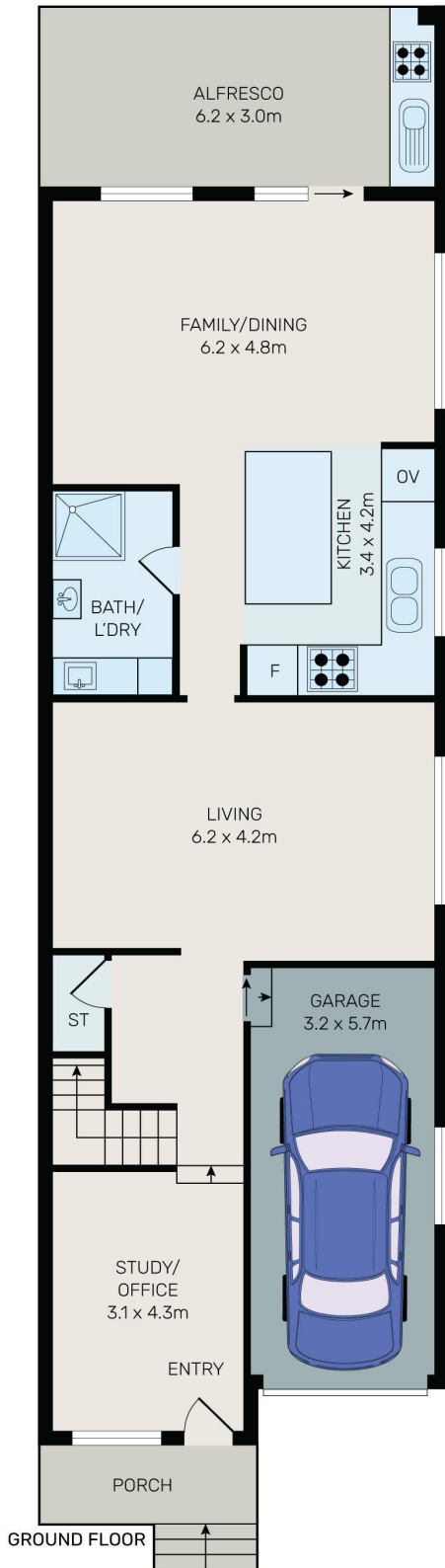
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