



Lot 2/12 Clarence Street, Merrylands

Brand New Designer Duplex Home with Contemporary Elegance in the Heart of Merrylands

This brand-new architectural masterpiece delivers a level of sophistication and finish rarely seen in Merrylands.

Every element has been thoughtfully considered - from the premium finishes to the refined detailing - creating a home that delivers modern sophistication, comfort and effortless liveability in one of the area's most desirable pockets.

Perfectly positioned just 750 metres from Stockland Merrylands and 1.2km to the station (approx.), with cafes, eateries, parks, and transport all within easy reach - this is the ultimate blend of contemporary living and everyday convenience.

From the moment you enter, you will feel the difference - every detail and finish has been carefully curated to deliver a home that is distinctly refined.

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FOR SALE
\$1,455,000

AGENTS

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AGENCY

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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.



Notable features Include:

- Architecturally designed residence showcasing elegant and premium finishes
- Four bedrooms all equipped with custom built ins
- Open plan living and dining flowing seamlessly to a stylish alfresco area and generous rear yard
- Separate living area/retreat on the second floor
- Hostess kitchen with stone benchtops, quality appliances and sleek cabinetry
- Two luxurious bathrooms including ensuite
- Separate guest powder room
- Stunning herringbone-style flooring and bespoke custom joinery throughout
- Ducted air conditioning, CCTV security camera and alarm system
- NBNco ready
- Double garage
- Land area - 365.7 sqm approx.

A home where luxury meets lifestyle, this residence offers an elevated standard of duplex living - perfect for families or professionals who value design excellence, comfort, and convenience.

Experience a new benchmark in Merrylands living - a home that truly stands apart.

MORE DETAILS

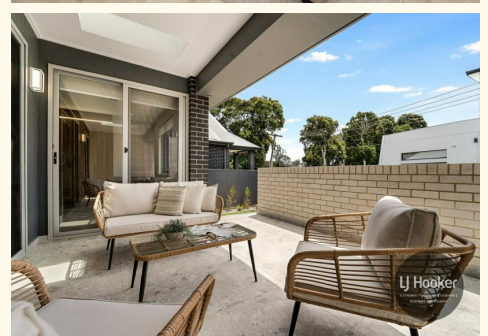
Property ID	2GKHF9E
Property Type	House
Land Area	365.7 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Alarm
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport
	Security System

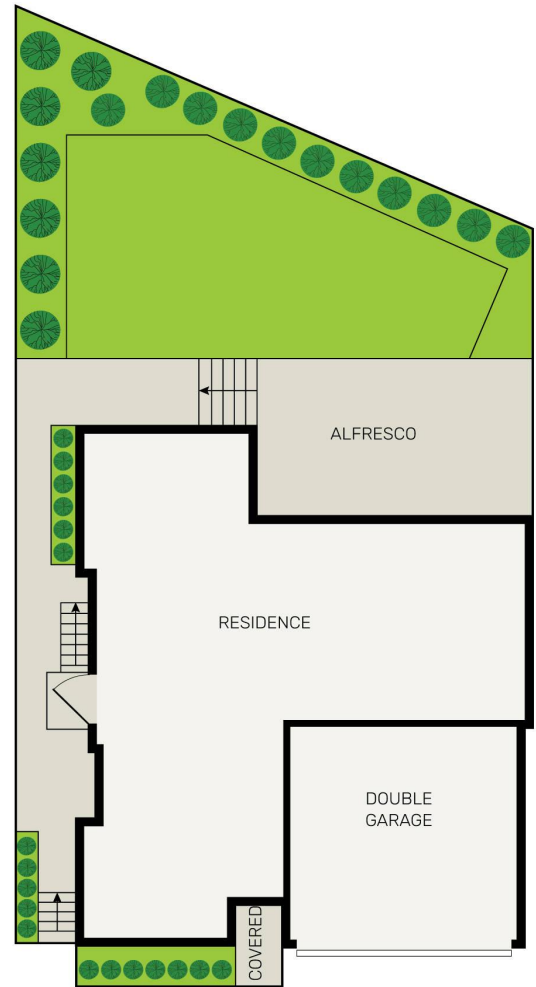
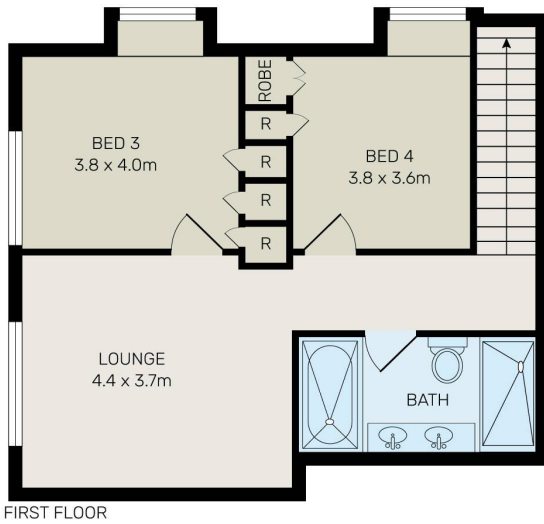
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