

## Merrylands, 7/11-13 Birmingham Street

### 1 BEDROOM BEAUTY - FIRST FLOOR

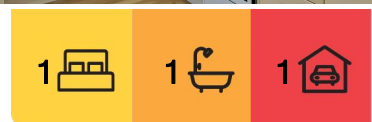
Located within walking distance to the popular Stocklands shopping and dining strip as well as the train station is this one bedroom unit that is very neat and tidy. Boasting floating timber flooring throughout with a spacious lounge/meals area and access to balcony. Large mirrored built in wardrobe to bedroom and repainted throughout with split system air conditioning and internal laundry. Situated in a well looked after complex the unit also includes a lock up garage.

- Good size bedroom with mirror wardrobe
- Spacious lounge/dining with air-con and balcony access.
- Timber floors throughout
- Internal laundry + lock up garage
- Walk to Stockland, Transport & Parks

Contact LJ Hooker Edensor Park - 9823 8888 to arrange your inspection



**Disclaimer:** 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.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/MBHUC](http://ljhooker.com.au/MBHUC)

**Contact**  
**Mariana Esho**  
0488 825 999  
[mariana.esho@ljhooker.com.au](mailto:mariana.esho@ljhooker.com.au)

**Patrick Huynh**  
0423 333 999  
[patrick.huynh@ljhooker.com.au](mailto:patrick.huynh@ljhooker.com.au)

**LJ Hooker Edensor Park | Green Valley**  
**(02) 9823 8888**

## More About this Property

<b>Property ID</b>	MBHUC
<b>Property Type</b>	Unit
<b>Including</b>	Balcony

**Mariana Esho 0488 825 999**

| [mariana.esho@ljhooker.com.au](mailto:mariana.esho@ljhooker.com.au)

**Patrick Huynh 0423 333 999**

Principal / Licensee In Charge / Licensed Real Estate Agent |  
[patrick.huynh@ljhooker.com.au](mailto:patrick.huynh@ljhooker.com.au)

**LJ Hooker Edensor Park | Green Valley (02) 9823 8888**

Shop 8, 207-215 Edensor Road, Edensor Park Plaza, EDENSOR PARK NSW  
2176

[edensorpark.ljhooker.com.au](https://edensorpark.ljhooker.com.au) | [edensorpark@ljhooker.com.au](mailto:edensorpark@ljhooker.com.au)



**Disclaimer:** 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 Edensor Park | Green  
Valley  
(02) 9823 8888**