



2/35-37 Clarence Street, Merrylands




Affordable & Convenient Living —Townhouse Opportunity in the Heart of Merrylands

Positioned in a highly convenient location just 950 metres from Stockland Merrylands, this well-presented townhouse offers an outstanding opportunity for first home buyers or young families and savvy investors seeking value, comfort and convenience.

Offering a practical floorplan, the ground floor features an open plan living and dining area, modern kitchen with gas cooking, internal laundry with third toilet plus a private oversized courtyard complete with a covered entertaining area —perfect for year-round gatherings. A lock-up garage with internal access adds further convenience.

Upstairs, the home boasts three bedrooms, all fitted with built-in wardrobes. The master bedroom enjoys the added benefits of an ensuite bathroom and balcony, while the main bathroom is well-appointed with both a separate shower and bathtub.

Conveniently located within easy reach of public transport, schools, cafés, restaurants, parks, and major shopping facilities, this home delivers lifestyle and accessibility.

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FOR SALE
\$890,000 - \$950,000

VIEW
Sat 13th Jun @ 1:00PM - 1:30PM

AGENTS
Paulette Ghaleb
0408 888 810
paulette.ghaleb@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**

Features include:

- Three bedrooms with built-in wardrobes
- Main bedroom with ensuite and balcony
- Open plan living and dining area
- Modern kitchen with gas cooking
- Two bathrooms plus third toilet in the laundry
- Large private courtyard with covered entertaining area
- Lock-up garage with internal access plus car space
- " Approx. 950m to Stockland Merrylands
- " Set within easy reach to transport, schools, cafés, eateries and local amenities
- Strata Levies: \$635.15 per qtr. approx.
- Council Rates: \$393.00 per qtr. approx.
- Water Rates: \$211.09 per qtr. approx.

Priced to sell, this represents an exceptional opportunity to secure an affordable first home or quality investment in a tightly held location where townhouses are rarely offered for sale.

MORE DETAILS

Property ID	2H7EF9E
Property Type	House
Including	Ensuite Air Conditioning Toilets (3) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

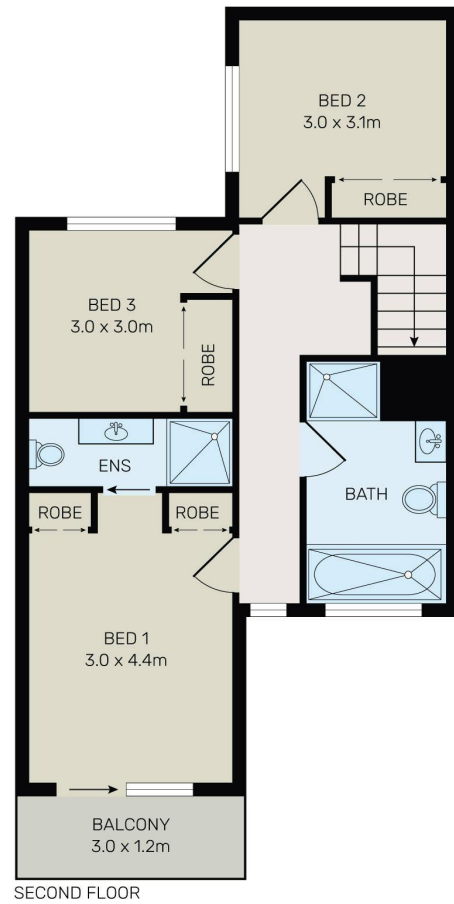
Paulette Ghaleb 0408 888 810

Area Specialist | paulette.ghaleb@ljhooker.com.au

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