

## Merrylands, 9 Rubina Street

Affordable, Neat and Convenient!

This neat duplex home represents a fantastic opportunity for those looking to secure their first property, retirees wanting to downsize or investors wishing to expand their investment portfolio.

A neat interior presentation filled with lots of natural sunlight combined with a convenient location is sure to provide comfortable living.

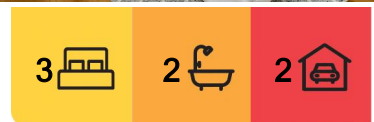
Nestled in a quiet street, within easy reach of most amenities including local shops, transport, parks, and schools.

Notable features include:

- \* Well-presented duplex
- \* Three bedrooms with built in wardrobes



**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 Sale**  
\$900,000

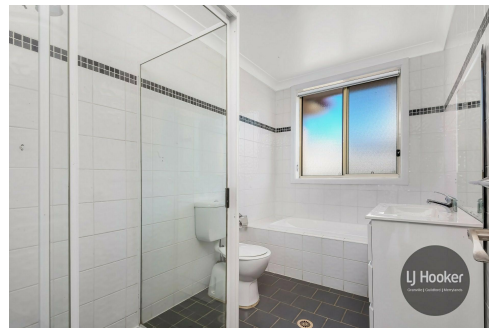
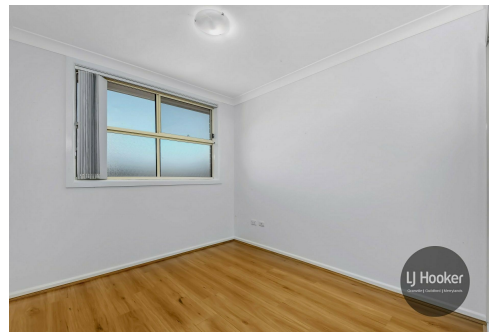
**View**  
[ljhooker.com.au/2F01F9E](http://ljhooker.com.au/2F01F9E)

**Contact**  
**Paulette Ghaleb**  
0408 888 810  
[pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)

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- \* Main bedroom with ensuite, walk in robe and balcony
- \* Open plan living and dining area
- \* Neat kitchen with gas cooking
- \* Two bathrooms (including ensuite) and three toilets
- \* Solar energy panels
- \* Laminate timber flooring upstairs
- \* Split system air conditioning
- \* Lock up garage
- \* Generous sized rear yard
- \* Conveniently located within easy reach to most amenities including Merrylands West shops, bus transport, schools & parks
- \* Minutes' drive to Parramatta CBD & Westmead medical precinct
- \* 600 metres approx. to IGA Merrylands West and other shops.
- \* 1 km approx. to Merrylands Public Primary and High School

Please Note : Some images have been digitally modified and include virtual furniture



## More About this Property

<b>Property ID</b>	2F01F9E
<b>Property Type</b>	House
<b>Land Area</b>	207.8 m <sup>2</sup>
<b>Including</b>	<ul style="list-style-type: none"> <li>Ensuite</li> <li>Air Conditioning</li> <li>Toilets (3)</li> <li>Built-in-Robes</li> <li>Car Parking - Surface</li> <li>Close to Schools</li> <li>Close to Transport</li> </ul>

**Paulette Ghaleb 0408 888 810**

Area Specialist | [pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)

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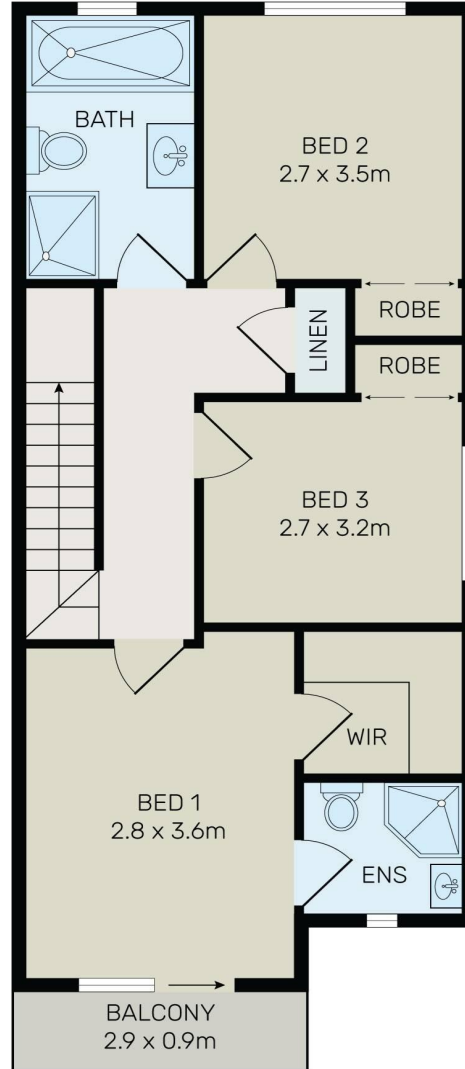
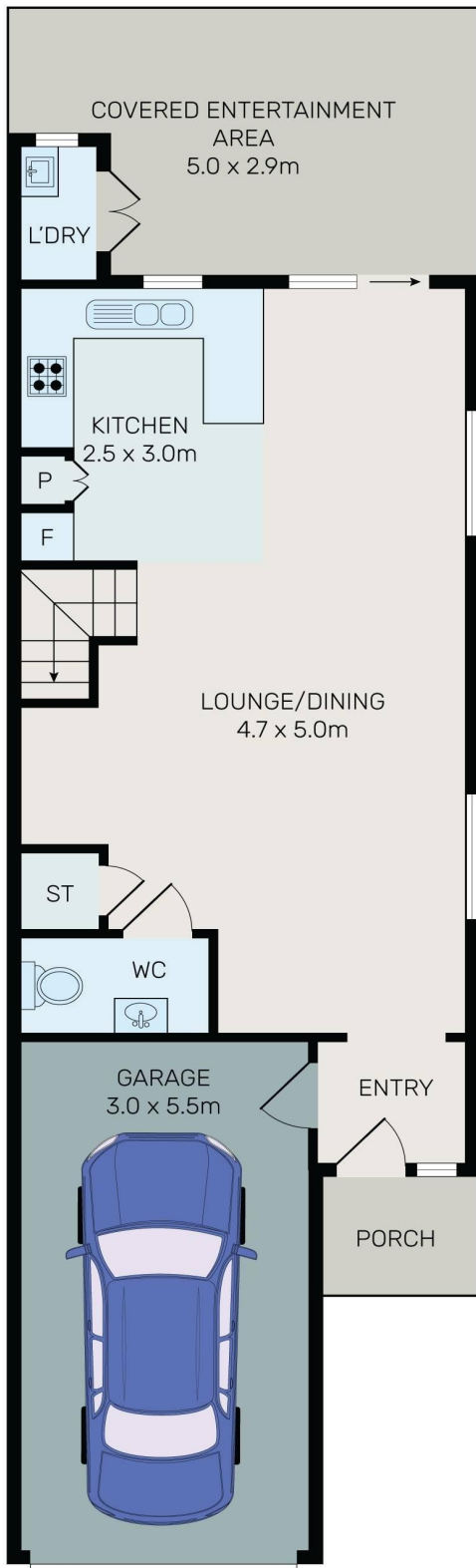
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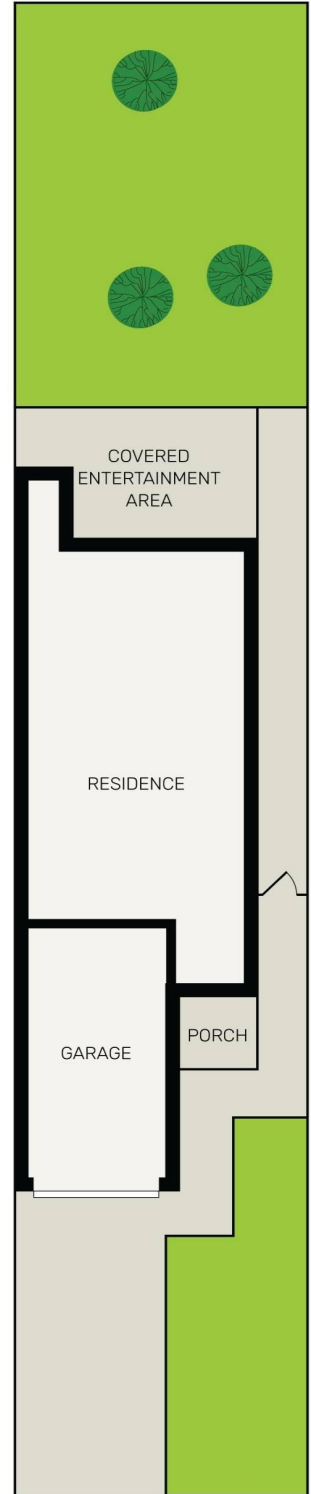


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FIRST FLOOR



GROUND FLOOR



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