







11/33-35 St Ann Street, Merrylands

Spacious, Stylish & Exceptionally Convenient Three-Bedroom Unit

Offering generous proportions, an open-plan layout and modern finishes, this lovely three-bedroom apartment presents an outstanding opportunity for first-home buyers, investors and downsizers alike.

Set within a young complex with lift access, this impressive residence combines comfortable contemporary living with exceptional convenience.

The open living and dining area flows effortlessly onto a huge north facing balcony, creating an ideal space for entertaining or simply relaxing at home.

The property is positioned approximately 800 metres from Stockland Merrylands and Merrylands Railway Station, placing shopping, transport, dining and everyday amenities within easy reach.

Property Features:

- Spacious and well presented apartment
- Three bedrooms, two with built-in wardrobes

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.

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FOR SALE
$680,000

VIEW
Sat 7th Nov @ 10:00AM - 10:30AM

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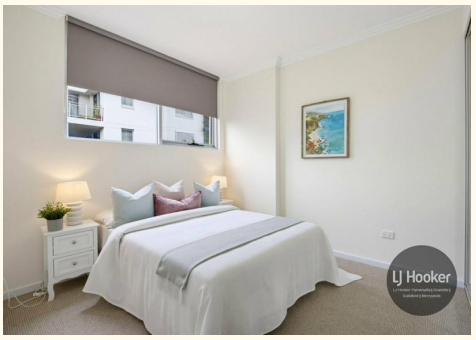
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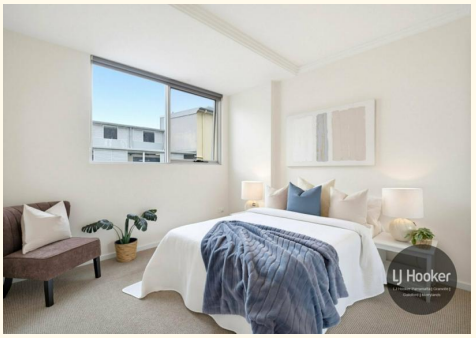
- Main bedroom also equipped with ensuite bathroom
- Open-plan living and dining area
- Large north facing balcony providing an outdoor extension of the living space
- Modern kitchen with stone benchtops plus gas cooking and dishwasher
- Two bathrooms, including ensuite
- Split-system air conditioning
- Security intercom and lift access
- Dedicated under cover parking space
- Total area: 102 sqm approx. including balcony and parking
- Approximately 800m to Stockland Merrylands and Merrylands Railway Station
- Cafes, restaurants and other amenities also within easy reach

A superb opportunity in a highly convenient location, offering the space, comfort and lifestyle appeal that today's buyers are looking for.











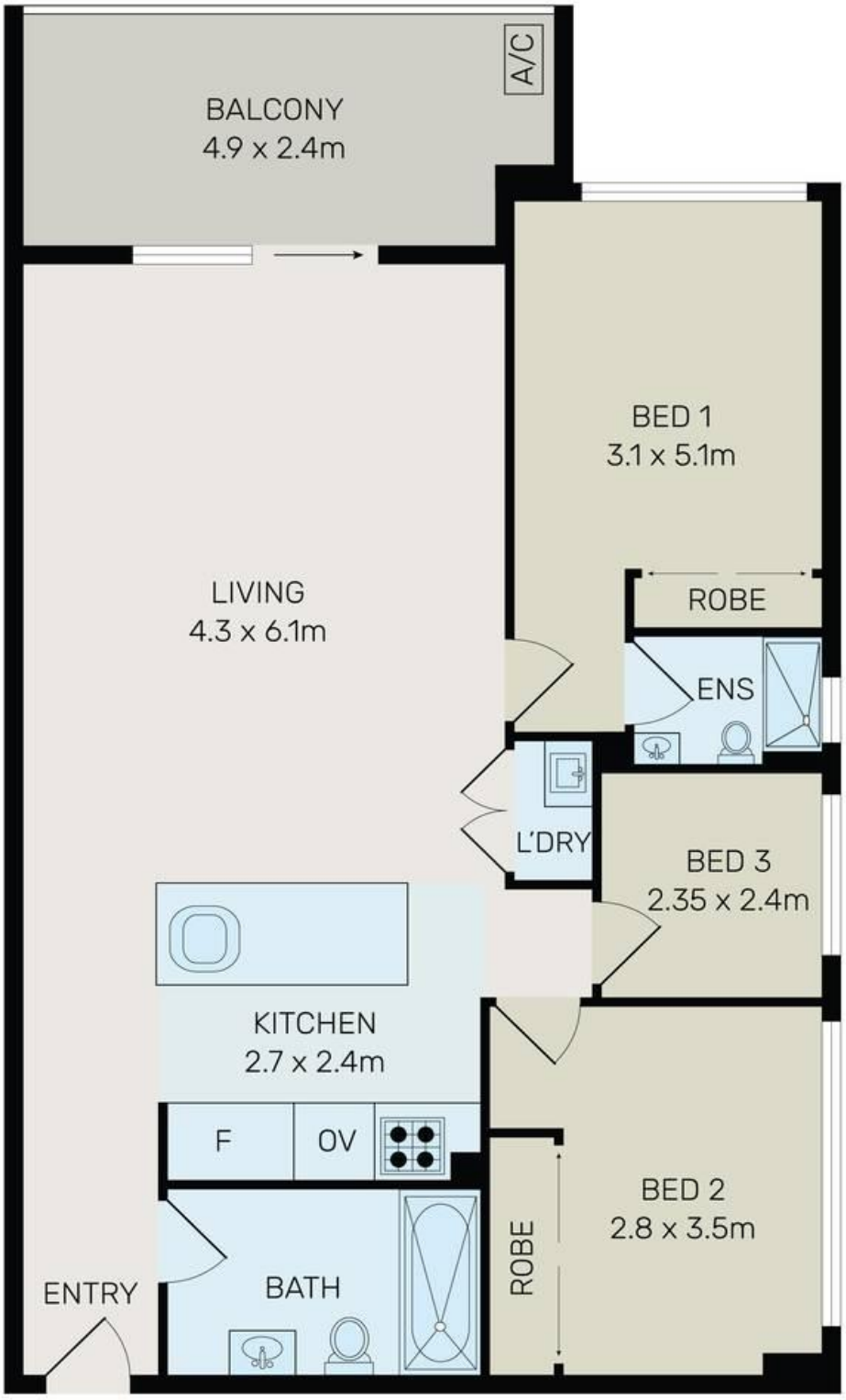
MORE DETAILS

Property ID	2HJ7F9E
Property Type	Unit
House Size	102 m2
Land Area	102 m2
Including	Air Conditioning
	Toilets (2)
	Intercom
	Built-in-Robes
	Car Parking - Basement
	Close to Schools
	Close to Shops
	Close to Transport
	Lift Installed

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