



 **LJ Hooker**  
Granville | Guildford | Merrylands



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## Merrylands, 12/502-504 Merrylands Road

SOLD by Paulette Ghaleb 0408 888 810

Set within easy reach to most amenities, this unit offers an attractive spacious and open plan layout that is well-proportioned and further enhanced by a generous north facing balcony.

Whether you are a first home buyer, investor or simply wanting to downsize, this unit ticks all the right boxes!

Notable features include:

- \* Two bedrooms with built ins
- \* Good size north facing balcony
- \* Spacious open plan living and dining area
- \* Neat kitchen
- \* Bathroom with separate shower and bath



**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**  
\$454,000

**View**  
[ljhooker.com.au/2EM2F9E](http://ljhooker.com.au/2EM2F9E)

**Contact**  
**Paulette Ghaleb**  
0408 888 810  
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**LJ Hooker Parramatta | Granville |  
Guildford | Merrylands**  
**(02) 9637 8555**

- \* Internal laundry
- \* Security Intercom
- \* Covered security parking
- \* Total Area: 105 sqm including balcony and parking
- \* Set within 150 metres approx. to local shops and eateries including IGA
- \* Also, within easy reach to schools, bus transport and other amenities
- \* Minutes' drive to Parramatta CBD, Westmead Medical Precinct and M4 Motorway Access
- \* Ideal first home or investment opportunity

## More About this Property

<b>Property ID</b>	2EM2F9E
<b>Property Type</b>	Unit
<b>House Size</b>	105 m2
<b>Land Area</b>	105 m2
<b>Including</b>	Toilets (1) Intercom Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

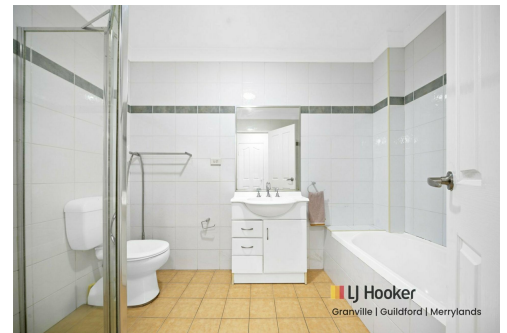
**Paulette Ghaleb 0408 888 810**

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

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