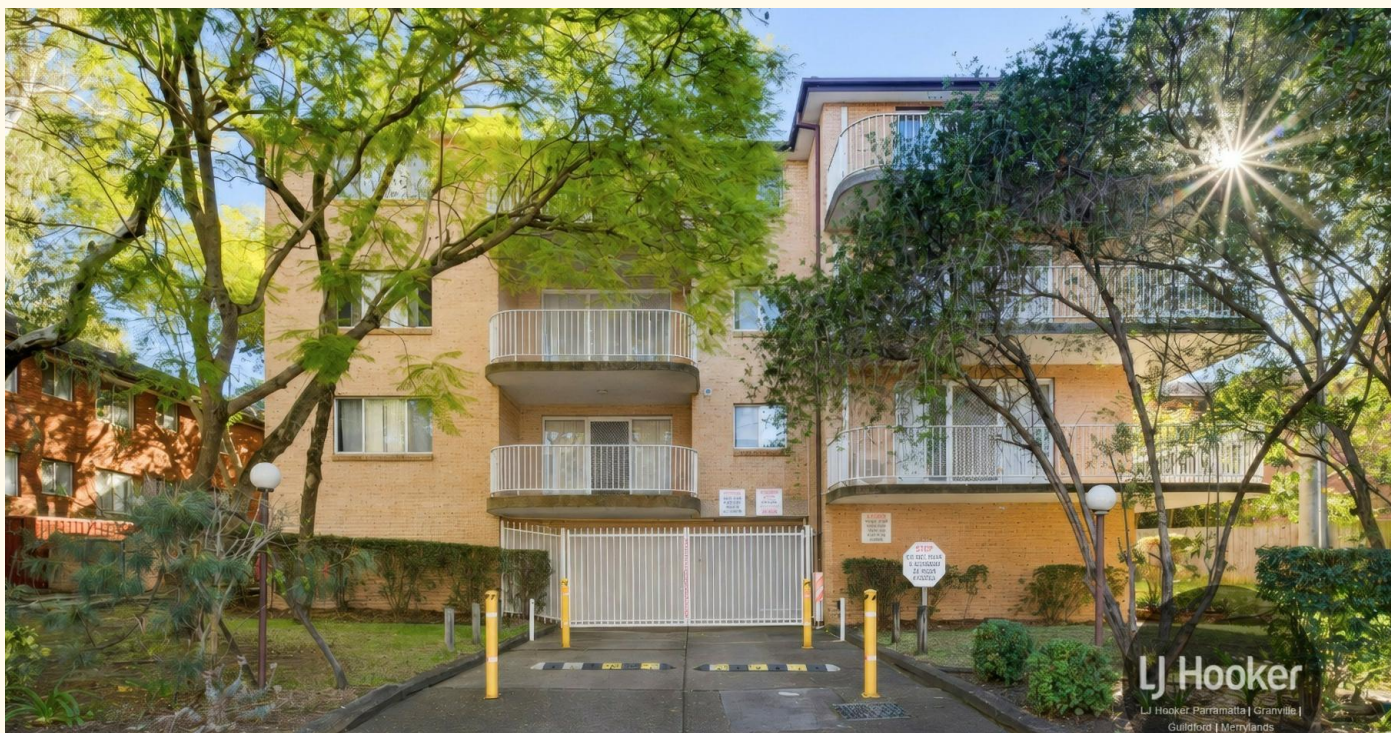




15/37-39 Memorial Avenue, Merrylands

Spacious Sun-Filled Apartment with Expansive Balcony in an Unbeatable Location

Enjoying an attractive north-west corner position within a well-maintained security complex, this spacious two-bedroom apartment offers an abundance of natural light, generous proportions and exceptional convenience.

With its large L-shaped balcony, open-plan interiors and sought-after location just moments from every essential amenity, this is an outstanding opportunity for first home buyers, downsizers and savvy investors alike.

Property Features:

- Spacious open-plan living and dining area filled with natural light
- Desirable north-west aspect providing abundant sunshine throughout the day
- Corner position offering added privacy and excellent cross ventilation
- Expansive L-shaped balcony ideal for entertaining or outdoor relaxation
- Neat timber kitchen

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.

2 1 1

FOR SALE
\$490,000 - \$530,000

VIEW
Sat 25th Jul @ 3:00PM - 3:30PM

AGENTS
Paulette Ghaleb
0408 888 810
paulette.ghaleb@ljhooker.com.au

AGENCY
LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555



- Two generously sized bedrooms, main with built-in wardrobe
- Bathroom with separate shower and bathtub
- Beautiful modern laminate timber flooring and freshly painted
- Security access building with lock-up garage
- Total area of 112sqm (including balcony and garage)

Location Highlights:

- Approximately 600m walk to Merrylands Train Station
- Approximately 550m walk to Stockland Merrylands Shopping Centre
- " Just steps to Merrylands Library
- " Moments to Merrylands RSL Club, Post Office and local cafés
- Surrounded by a wide selection of restaurants, eateries and convenience stores
- Easy access to bus stops and other everyday amenities

Combining generous proportions, abundant natural light and an exceptionally convenient location, this inviting apartment presents a fantastic lifestyle opportunity in the heart of Merrylands. Move straight in and enjoy everything this vibrant neighbourhood has to offer.

MORE DETAILS

Property ID	2HC3F9E
Property Type	Unit
House Size	112 m2
Land Area	112 m2
Including	Toilets (1)
	Intercom
	Built-in-Robes
	Car Parking - Basement
	Close to Shops
	Close to Transport

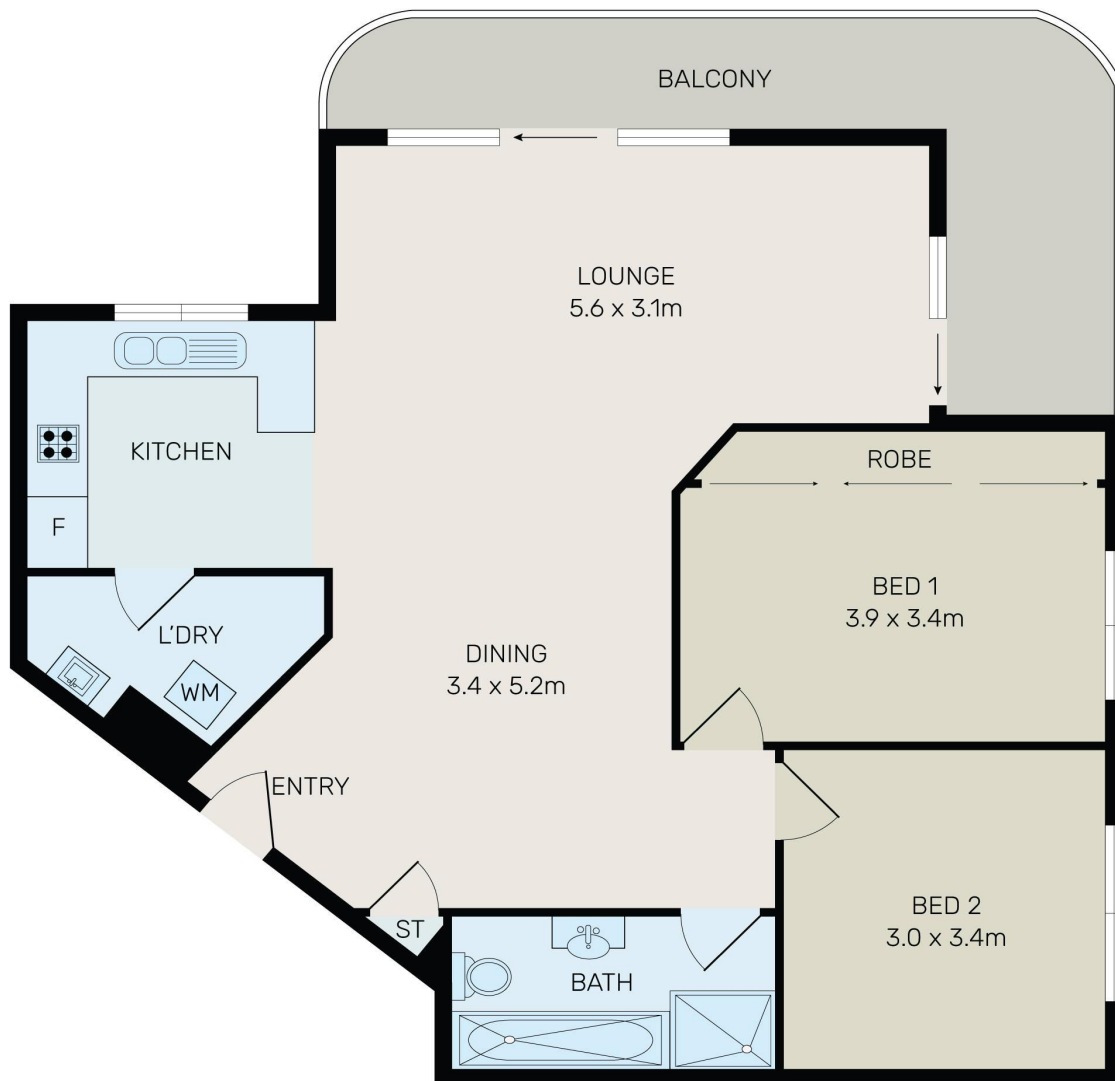
Paulette Ghaleb 0408 888 810

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

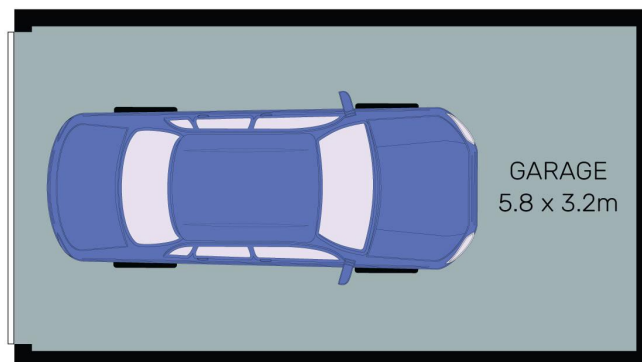
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42 South Street, GRANVILLE NSW 2142
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LEVEL 2



GROUND LEVEL
(NOT IN POSITION)



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15/37-39 Memorial Avenue, Merrylands

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 **LJ Hooker**