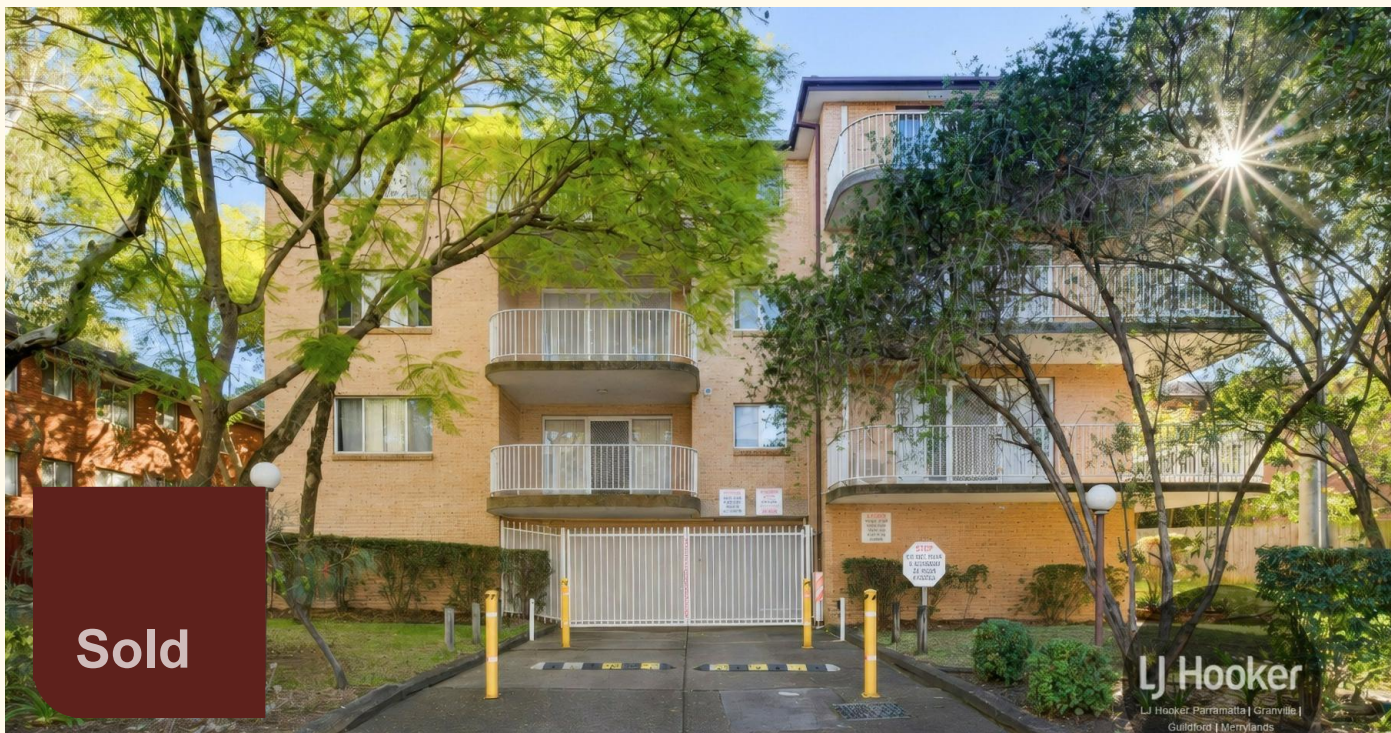




15/37-39 Memorial Avenue, Merrylands

**Sold by Paulette Ghaleb..0408 888 810 -**

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

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**  
\$500,000

#### AGENTS

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

#### AGENCY

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



- Neat timber kitchen
- 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](mailto:paulette.ghaleb@ljhooker.com.au)

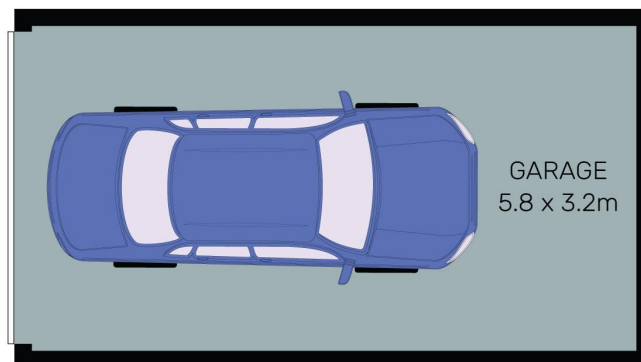
**LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555**

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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**