



16/34 Addlestone Road, Merrylands

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

Boasting a top-floor position with a sun-drenched north-facing balcony, this property combines lifestyle convenience with solid investment appeal.

Set in a neat complex that is just 700 metres to the train station and Stockland Mall shopping centre, this updated 2-bedroom unit is a fantastic opportunity for first home buyers and savvy investors alike.

The layout is functional and welcoming with laminate timber flooring, updated kitchen and neat bathroom, two spacious bedrooms (main with built-in wardrobes) internal laundry plus lock up garage.

Key features include:

- Top floor position with north-facing balcony
- Two good size bedrooms (main with built in)
- Updated kitchen & neat bathroom
- Laminate timber flooring
- Internal laundry
- Lock-up garage for secure parking or storage
- Currently leased at \$540 per week

2 🏠 1 🚿 1 🚗

**FOR SALE**  
\$451,000

**AGENTS**

Paulette Ghaleb  
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**AGENCY**

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

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Interested parties must rely solely on their own enquiries.

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With shops, cafes, restaurants and public transport all within walking distance, this is a rare opportunity to secure an affordable home or investment in a ultra-convenient pocket.

## MORE DETAILS

Property ID	2G2CF9E
Property Type	Unit
Including	Toilets (1)
	Built-in-Robes
	Car Parking - Surface
	Close to Shops
	Close to Transport

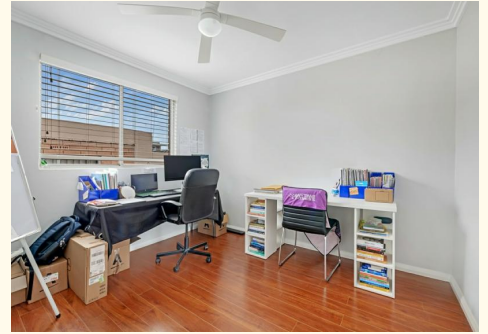
**Paulette Ghaleb 0408 888 810**

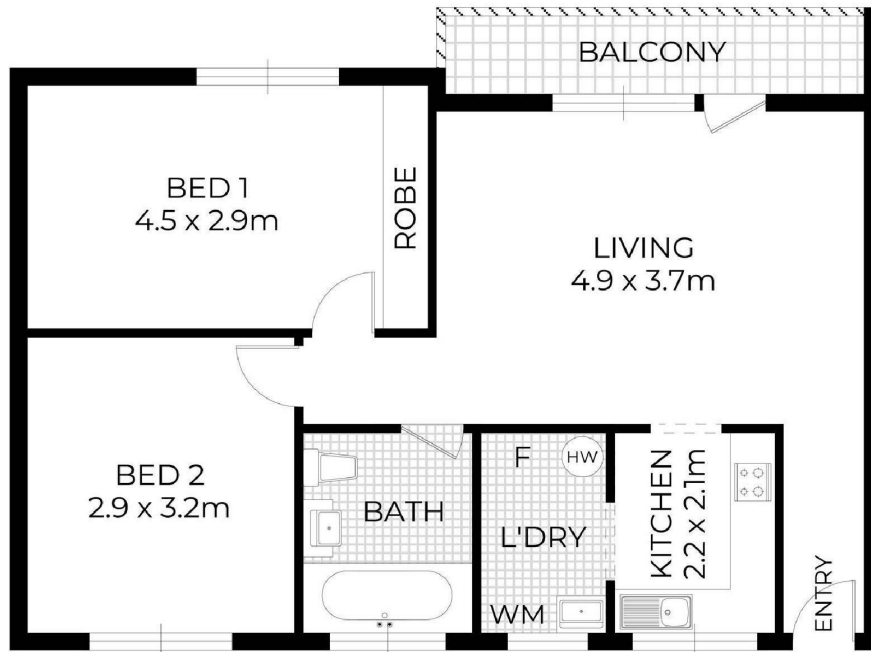
Area Specialist | [pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)

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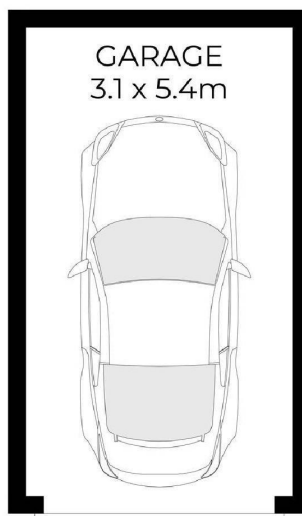
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LEVEL 2



GROUND LEVEL  
(NOT IN POSITION)



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