





1708/228 Pitt Street, Merrylands

Spectacular Sky-High Luxury with Panoramic Views | A Rare 17th Floor Opportunity!

Welcome to one of Merrylands' most breathtaking residences-a truly unique and exceptionally rare offering set high on the 17th floor of the near new resort style complex at 228 Pitt Street, Merrylands.

From the moment you step inside, you'll be captivated by the home's grand proportions, abundant natural light, and panoramic views that create an unforgettable first impression. Perfectly positioned to capture north, east and westerly aspects, this stunning residence boasts sweeping views, delivering a spectacular outlook that changes beautifully from sunrise through to sunset.

With an expansive wrap-around balcony embracing almost the entire apartment, you'll truly feel like you're living on top of the world.

Designed for effortless indoor-outdoor living, the spacious open plan lounge and dining area seamlessly extends onto the enormous balcony through impressive floor-to-ceiling glass doors, flooding the home with natural sunlight while showcasing the incredible outlook from almost every angle.

3 2 2

FOR SALE
For Sale - $900,000 to $940,000

VIEW
Wed 28th Oct @ 2:30PM - 3:00PM

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

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

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.

Offering generous accommodation, the apartment features three spacious bedrooms, each complete with built-in wardrobes and direct balcony access, allowing every room to enjoy the remarkable views. The luxurious master suite is further enhanced by a stylish private ensuite.

At the heart of the home is a sleek contemporary kitchen appointed with quality appliances, stone benchtops and a dishwasher, making it equally suited to entertaining or everyday living. Two beautifully finished, fully tiled bathrooms continue the home's modern appeal.

Residents enjoy exclusive access to premium resort-style facilities including a fully equipped gymnasium, sparkling swimming pool and communal BBQ area, creating a lifestyle of comfort and convenience.

Positioned just 180 metres (approx.) from Merrylands Train Station, the location is second to none, placing Stockland Merrylands, cafés, restaurants, shopping and everyday amenities all within easy walking distance. The property also includes two secure tandem car spaces and private storage cage.

Whether you're searching for your first home, a premium investment or the perfect low-maintenance lifestyle for up or downsizing, this remarkable residence delivers luxury, space and convenience in equal measure.

Notable features include:

- Rare 17th floor apartment with breathtaking panoramic views
- Expansive wrap-around balcony capturing north, east and westerly aspects
- Stunning outlook across the Sydney CBD skyline, Parramatta and the local district
- Three generous bedrooms with built-in wardrobes and balcony access
- Master bedroom with stylish ensuite
- Spacious open plan living and dining
- Designer kitchen with stone benchtops, quality appliances and dishwasher
- Two modern fully tiled bathrooms
- Two tandem secure car spaces plus private storage cage
- Access to resort-style facilities including swimming pool, gymnasium and BBQ area
- " Approximately 180 metres to Merrylands Train Station
- " Moments to Stockland Merrylands, cafés, restaurants and everyday conveniences
- Total area -153 sqm including parking and storage

Opportunities to secure a residence of this calibre are exceptionally rare. Combining luxurious proportions, resort-style living and one of the most spectacular outlooks Merrylands has to offer, this is a home that will leave a lasting impression from the very first inspection.

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.

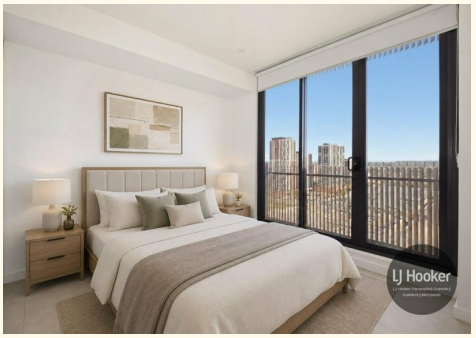
MORE DETAILS

Property ID	2HDRF9E
Property Type	Unit
House Size	153 m2
Land Area	153 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Intercom
	Built-in-Robes
	Car Parking - Basement
	Close to Schools
	Close to Shops
	Close to Transport
	Lift Installed







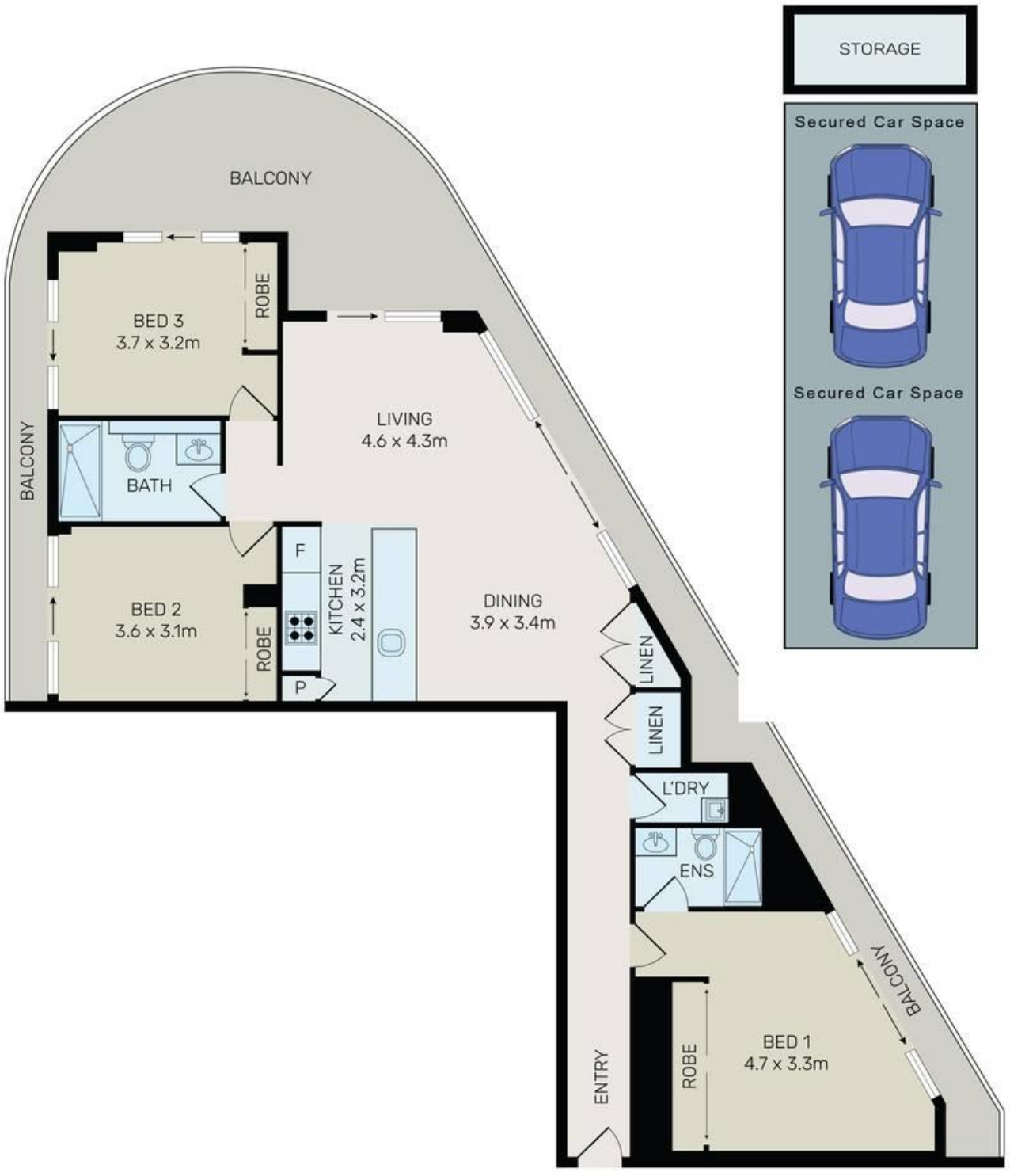




Paulette Ghaleb 0408 888 810
Area Specialist | paulette.ghaleb@ljhooker.com.au

LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555
42 South Street, GRANVILLE NSW 2142
granville.ljhooker.com.au | granville@ljhooker.com.au

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.



0 1 2 3 4 5

N

All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

1708/228 Pitt Street, Merrylands

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.

LJ Hooker