

2/145 Pitt Street, Merrylands

Affordable Living in the Heart of Merrylands

This spacious and well-presented two-bedroom apartment presents an outstanding opportunity for first home buyers, investors or those seeking a convenient and low-maintenance lifestyle.

Perfectly positioned in the heart of Merrylands, the apartment offers a generous open-plan living and dining area that flows seamlessly onto a large north-facing balcony, creating an ideal space to relax, entertain or simply enjoy the abundant natural sunlight.

The location is equally impressive, with Stockland Merrylands, local cafes, shops, and public transport all within easy reach. Major roads and arterial routes are also readily accessible, making commuting throughout Western Sydney and beyond convenient.

For first home buyers, this is an excellent opportunity to secure an affordable home in a highly convenient location. For investors, the combination of a practical floorplan, desirable location and consistently strong rental demand makes this a compelling addition to any property portfolio.

Property Features:

2 1 1

FOR SALE
$455,000 -$479,000

VIEW
Sat 7th Nov @ 9:00AM - 9:30AM

AGENTS
Paulette Ghaleb
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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.

- Spacious open-plan living and dining area flowing onto a large balcony
- North-facing aspect with plenty of natural sunlight
- Two generously sized bedrooms, with built-in wardrobe to one
- Neat timber kitchen with ample cupboard and storage space
- Bathroom featuring separate shower and bathtub
- Internal laundry
- Single lock-up garage
- Full brick construction
- Convenient access to Stockland Merrylands, shops, cafes and public transport
- 800 metres approx. to Stockland Merrylands and Train Station
- Easy access to major roads and highways
- Total area - 90 sqm incl balcony and garage

Affordable, well positioned and offering genuine lifestyle and investment appeal, this is an opportunity not to be overlooked.

Contact me today to arrange your inspection.











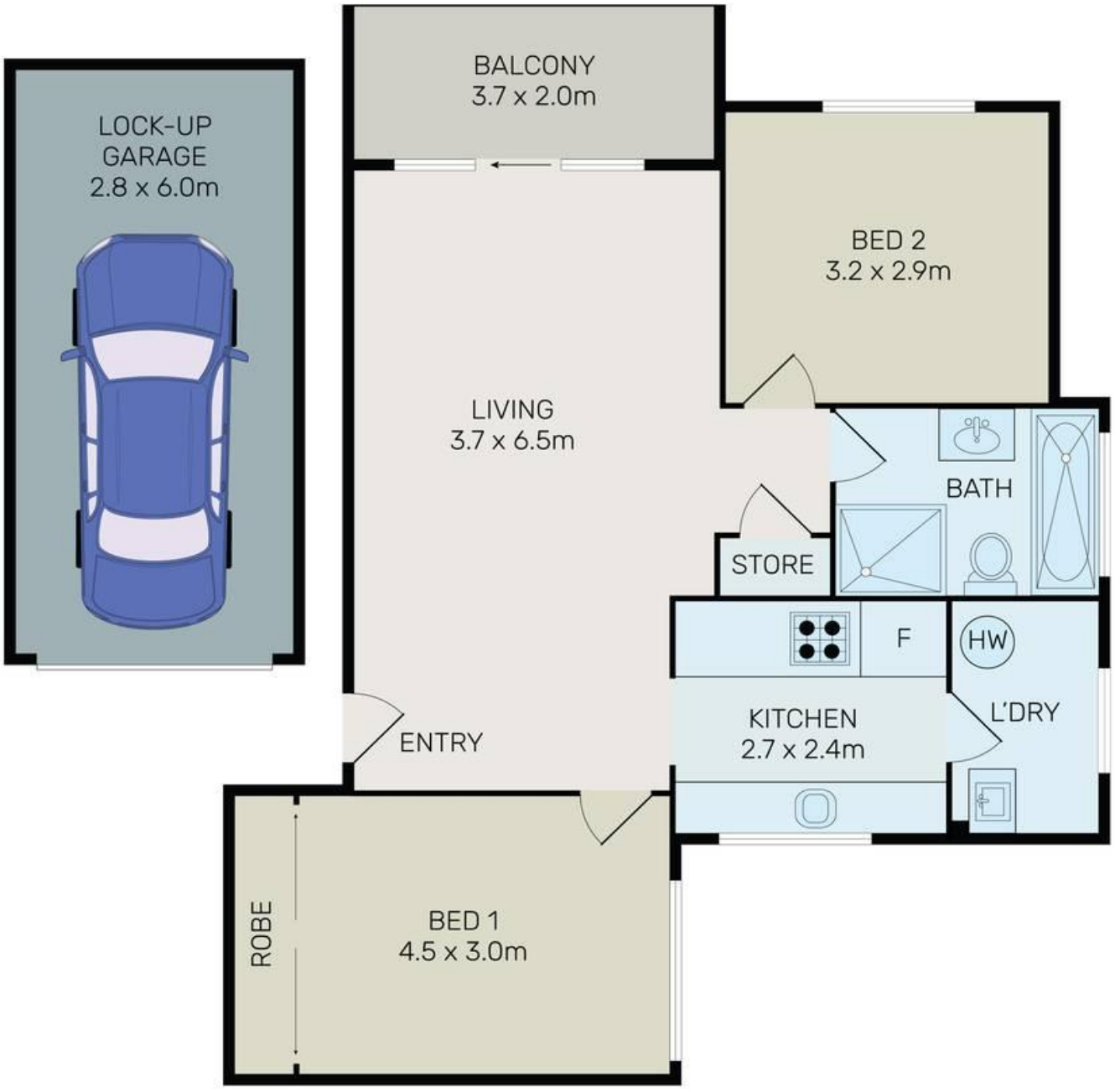
MORE DETAILS

Property ID	2HJ5F9E
Property Type	Unit
House Size	90 m2
Land Area	90 m2
Including	Toilets (1)
	Intercom
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

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