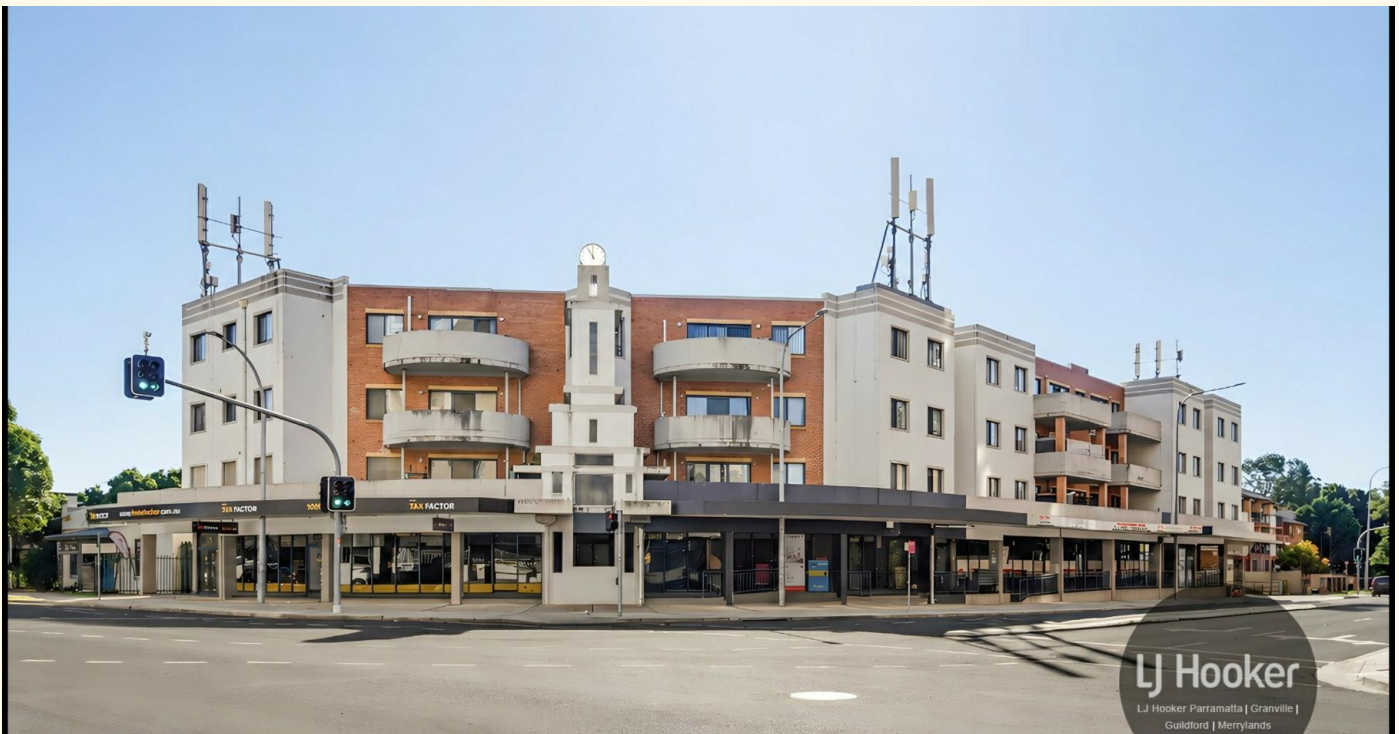




20/285 Merrylands Road, Merrylands

Generous Proportions Plus Superb Central Location

Positioned in the heart of Merrylands, this generously proportioned first floor two-bedroom apartment presents an outstanding opportunity for first home buyers, savvy investors and downsizers seeking comfort, convenience and exceptional value.

Boasting an oversized open plan living and dining area, the home offers a spacious and practical layout designed for effortless everyday living and entertaining. A well-appointed kitchen features ample bench space and generous cupboard storage, while the neat and tidy bathroom includes both a separate shower and bathtub for added convenience.

Step outside to an enormous balcony-perfect for entertaining guests, enjoying your morning coffee or simply relaxing in the fresh air. Completing the package is a secure, dedicated car space within a security complex.

Perfectly positioned, you'll enjoy the convenience of having Stockland Merrylands just a stone's throw away, with an excellent selection of cafés, restaurants, shops and everyday amenities all within easy walking distance. Merrylands Train Station is approximately 650

2 1 1

FOR SALE
\$465,000

VIEW
Sat 25th Jul @ 9:00AM - 9:30AM

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

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

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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metres away, providing an easy commute to Parramatta, the Sydney CBD and beyond.

Notable features:

- Two generous bedrooms with built in wardrobes
- Oversized open plan living and dining area
- Well-appointed kitchen with ample bench and cupboard space
- Neat bathroom with separate shower and bathtub
- Huge balcony
- Dedicated security parking
- " Outstanding location just moments from Stockland Merrylands
- " Walking distance to cafés, restaurants, shops and local amenities
- Approximately 650 metres to Merrylands Train Station
- Total area - 109sqm including parking space

Whether you're looking to move straight in, invest in a high-demand location or downsize without compromising on space, this impressive apartment is one not to be missed.

MORE DETAILS

Property ID	2HCBF9E
Property Type	Unit
House Size	109 m2
Land Area	109 m2
Including	Toilets (1)
	Built-in-Robes
	Car Parking - Basement
	Close to Shops
	Close to Transport

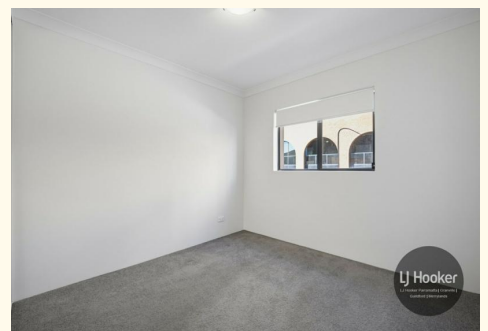
Paulette Ghaleb 0408 888 810

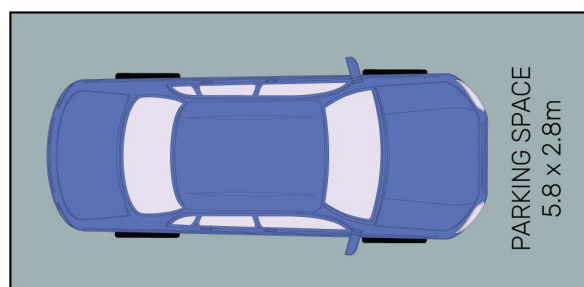
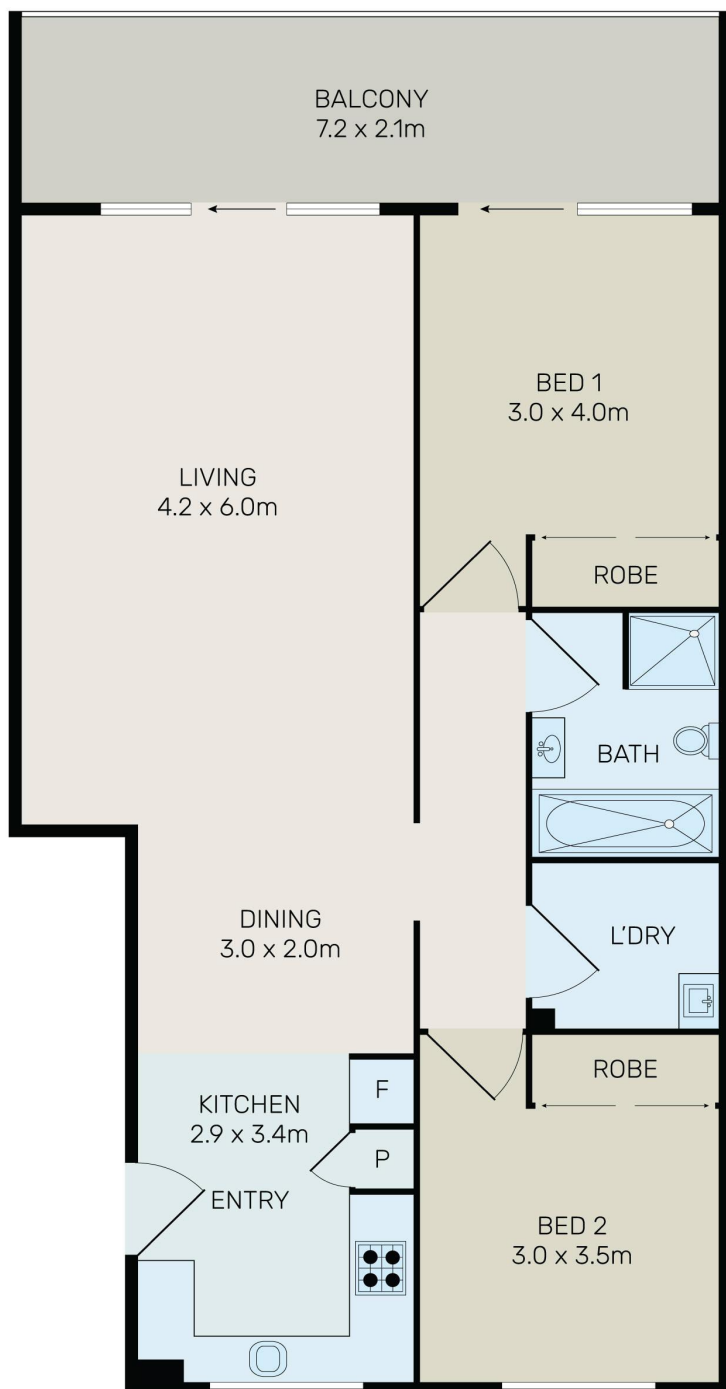
Area Specialist | paulette.ghaleb@ljhooker.com.au

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