



203/27 Dressler Court, Merrylands

Stylish Apartment with Study & Park Views in a Prime Merrylands Location

Perfectly positioned in a modern security complex, this well presented one-bedroom apartment with a separate study offers an exceptional opportunity for first home buyers, savvy investors and downsizers seeking a low-maintenance lifestyle in a highly convenient location.




Boasting a desirable northerly aspect, the spacious balcony enjoys peaceful outlooks over Holroyd Gardens, providing the perfect setting to relax or entertain while taking in the tranquil surrounds.

Designed with comfort and functionality in mind, the apartment features a generous open plan living and dining area that flows seamlessly to the balcony, complemented by a modern kitchen with gas cooking and ample storage.

Property Features:

- Spacious bedroom with built-in wardrobe
- Separate study area, ideal for working from home or additional living space
- Light-filled open plan living and dining area

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.

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FOR SALE
\$450,000 - \$480,000

VIEW
Sat 11th Jul @ 9:00AM - 9:30AM

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 **LJ Hooker**

- Modern kitchen with gas cooking and quality finishes
- Well-appointed bathroom
- Large north-facing balcony overlooking Holroyd Gardens
- Secure basement parking space
- Separate storage cage
- Modern security building with intercom access

Ideally located just 650 metres (approx.) from Merrylands Railway Station and Stockland Merrylands Shopping Centre, you will enjoy effortless access to shopping, cafés, restaurants, schools and public transport. Holroyd Gardens and local bus services are also just moments away, making this an outstanding lifestyle location.

Whether you are looking to enter the property market, expand your investment portfolio or downsize without compromise, this impressive apartment presents outstanding value in one of Merrylands' most convenient locations.

MORE DETAILS

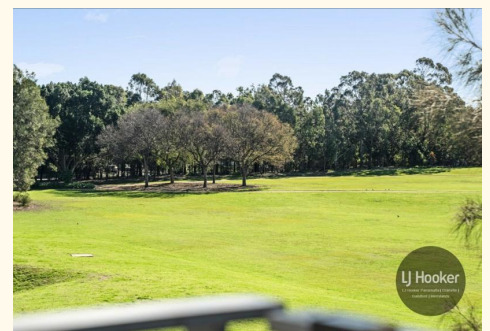
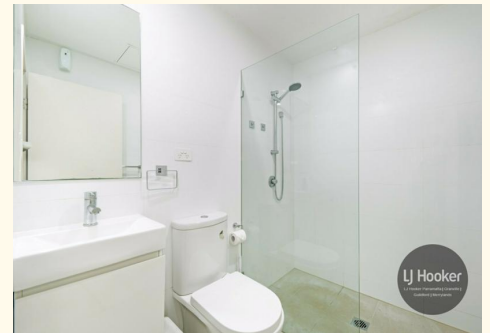
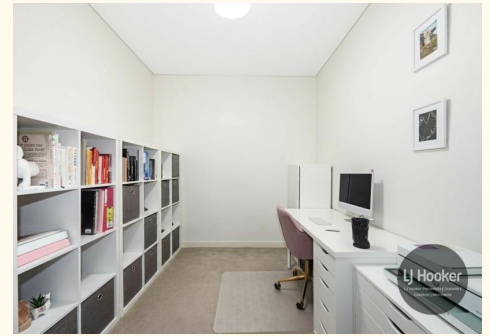
Property ID	2HB4F9E
Property Type	Unit
House Size	84 m2
Land Area	84 m2
Including	Study
	Air Conditioning
	Toilets (1)
	Intercom
	Built-in-Robes
	Car Parking - Basement
	Close to Shops
	Close to Transport

Paulette Ghaleb 0408 888 810

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