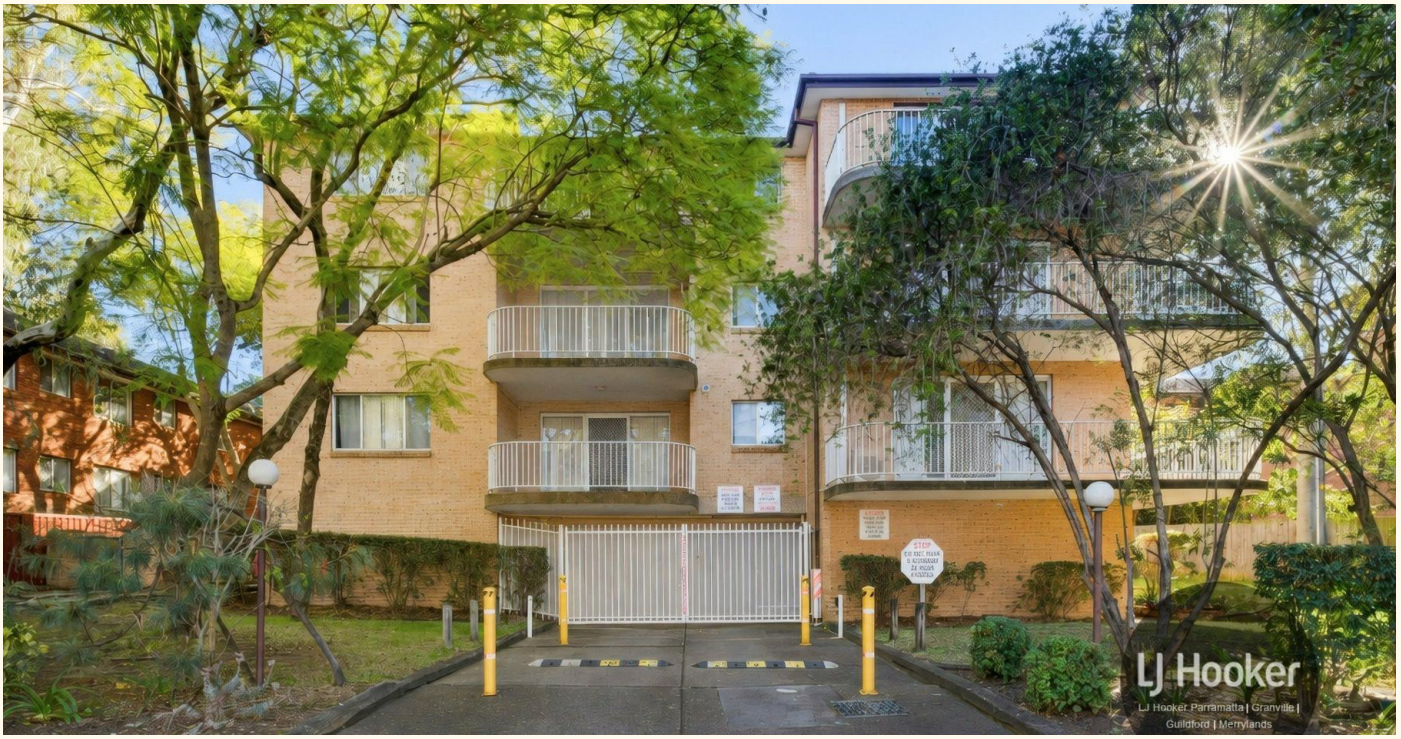








23/37-39 Memorial Avenue, Merrylands

Sun-Drenched Corner Apartment with Expansive Balcony & Prime Convenience!

Combining generous proportions, abundant natural light and an exceptionally convenient location, this appealing two-bedroom apartment presents an outstanding opportunity for first-home buyers, downsizers and investors seeking space, comfort and lifestyle convenience in the heart of Merrylands.

Occupying a desirable north-west corner position within a well-maintained security complex, the apartment enjoys a sun-filled open-plan interior, attractive laminate timber flooring and an impressive L-shaped balcony that provides plenty of space for outdoor entertaining or simply relaxing in the sunshine.

Ready to move straight in, it offers comfortable living within easy walking distance of Merrylands' major shopping, transport and everyday amenities.

Property Highlights:

- Spacious open-plan living and dining area
- Desirable north-west corner position offering excellent sunlight and

2 1 1

FOR SALE
$490,000 - $530,000

VIEW
By Appointment

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

Ashish Shrestha
0426 006 001
ashish.shrestha@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.

cross ventilation
- Expansive L-shaped balcony
- Timber kitchen with stone benchtop
- Two generously proportioned bedrooms, main featuring a built-in wardrobe
- Well-appointed bathroom with separate shower and bathtub
- Attractive laminate timber flooring throughout
- Secure building access plus a lock-up garage
- Total area of approximately 115 sqm, including balcony and garage
- Strata Levies: $840 per qtr. approx.

Unbeatable Location:

- Approximately 600m walk to Merrylands Railway Station
- Approximately 550m walk to Stockland Merrylands Shopping Centre
" Just steps from Merrylands Library
" Moments to Merrylands RSL Club, the Post Office and local cafés
- Surrounded by restaurants, eateries, shops and everyday conveniences
- Convenient access to bus services and essential amenities

Whether you are stepping into the property market, downsizing without compromising on space or adding to your investment portfolio, this well-positioned apartment delivers an appealing combination of comfort, natural light and lifestyle convenience.

SPACE, SUNSHINE & CONVENIENCE - ALL IN ONE!











MORE DETAILS

Property ID	2HMYF9E
Property Type	Unit
House Size	115 m2
Land Area	115 m2
Including	Air Conditioning
	Toilets (1)
	Intercom
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport
	Security Access

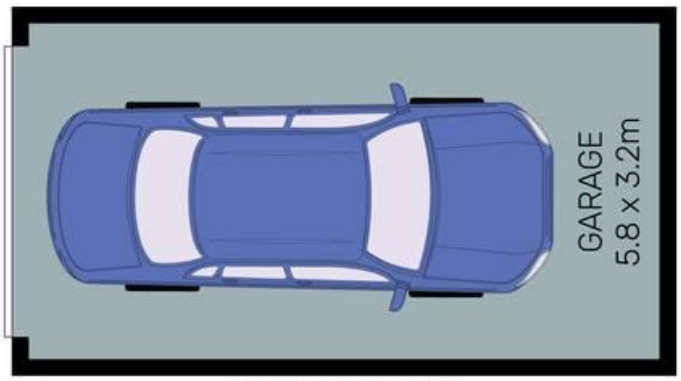
Paulette Ghaleb 0408 888 810
Area Specialist | paulette.ghaleb@ljhooker.com.au
Ashish Shrestha 0426 006 001
Sales Associate to Paulette Ghaleb |
ashish.shrestha@ljhooker.com.au

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

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LEVEL 2



GROUND LEVEL
(NOT IN POSITON)

0 1 2 3 4 5

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23/37 Memorial Avenue, Merrylands

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LJ Hooker