

25/175-181 Pitt Street, Merrylands

## SPACIOUS UNIT IN PRIME LOCATION

This generously sized three-bedroom residence delivers space, comfort, and lifestyle in a prime Merrylands location. The expansive open-plan living and dining area flows seamlessly to multiple oversized balconies, creating excellent indoor—outdoor living and an abundance of natural light. Set within walking distance to Merrylands Station, Stockland Mall, schools, and local amenities.




### Property features:

- 3 spacious bedrooms with built-in wardrobes
- Master bedroom with ensuite
- Two fully tiled bathroom
- Spacious open plan living & dining area
- " Gas cooking kitchen with stone bench top and dishwasher
- " Multiple balconies with excellent indoor—outdoor flow
- Two car space with storage
- Internal laundry
- Freshly painted
- New flooring & Lights

### Prime Location:

- Just steps to the train station

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**  
\$742,000

### AGENTS

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### AGENCY

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



- Close to shops, cafes, schools & parks
- Quick commute to the CBD

A rare opportunity to secure space, style, and convenience - inspect now.

DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries

## MORE DETAILS

Property ID	2GNYF9E
Property Type	Unit
Land Area	185 m2

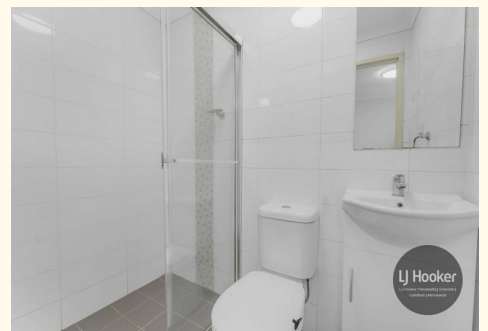
**Fred Nazari 0451 919 640**

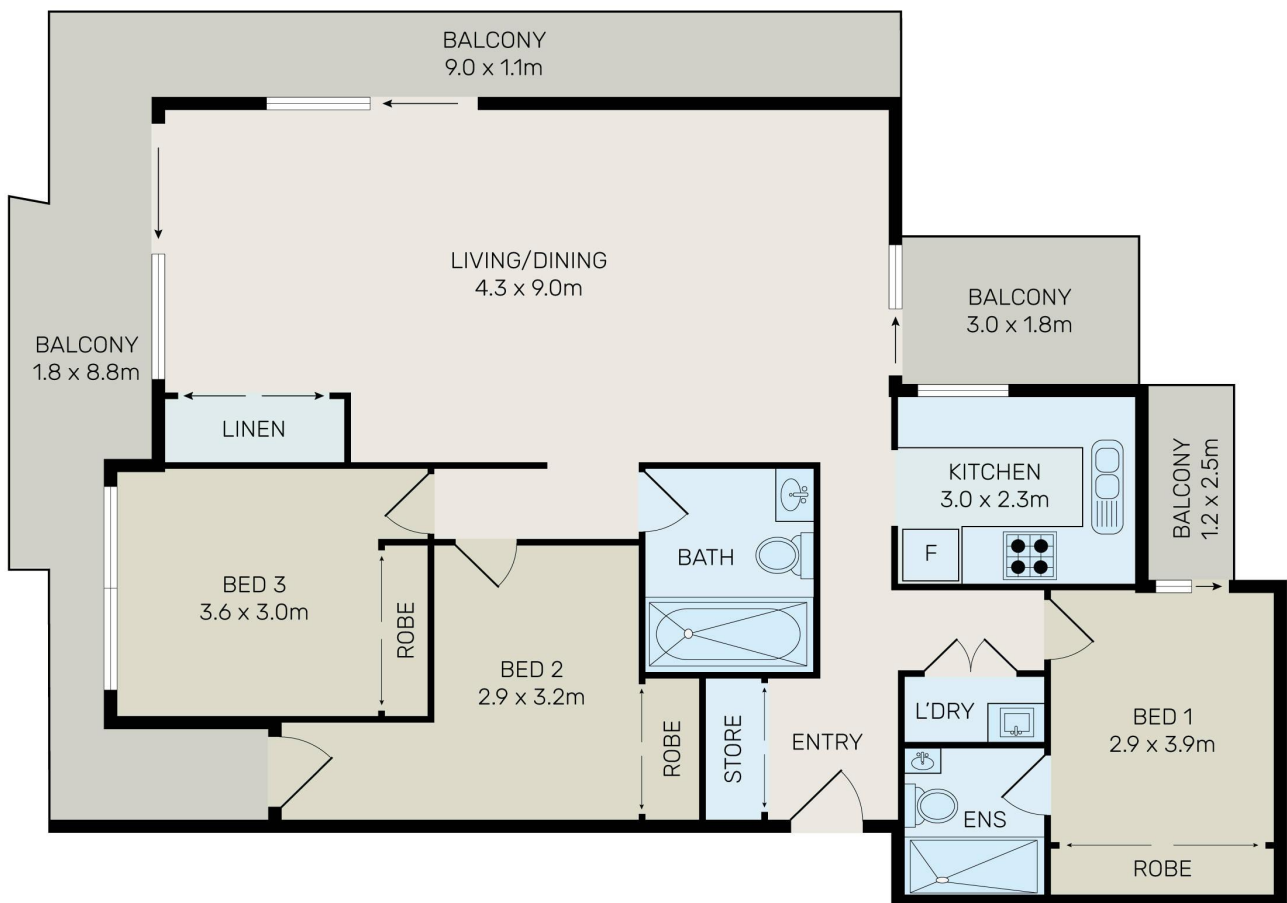
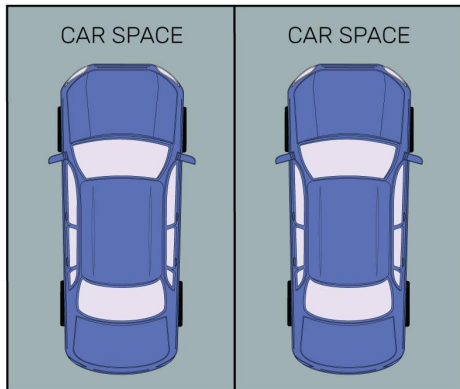
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