






3/28-30 Chetwynd Road, Merrylands

Unit in Prime Location

Offering an unbeatable lifestyle in one of the area's most desirable locations, this beautifully presented ground-floor unit delivers the perfect blend of comfort, space, and convenience. With a generous total area of approximately 229 m²; including courtyard, this unique property is ideal for homebuyers and investors alike.

Property Features:

- Two spacious bedrooms, including a master with a private en-suite for added comfort
- Two modern bathrooms plus a convenient internal laundry
- Open-plan kitchen and living area, ideal for entertaining and everyday living
- Quality appliances and elegant stone benchtops in a stylish kitchen setting
- Private enclosed pergola—a rare feature offering year-round enjoyment

2  2  1 

FOR SALE

Please Call

AGENTS

Vinh Tran

0405 137 123

vinh@ljhcabramatta.com.au

AGENCY

LJ Hooker Cabramatta

(02) 9726 5566

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.

 **LJ Hooker**

- Single allocated car space in a well-maintained, quiet complex
- Perfectly positioned close to shops, public transport, schools, and parks, this property promises a lifestyle of ease and accessibility.
- Currently leased at \$620 per week, it's a standout opportunity for investors looking for strong rental returns.

Approximate Outgoings:
 Strata: admin \$1,094 per quarter
 Council: \$372 per quarter

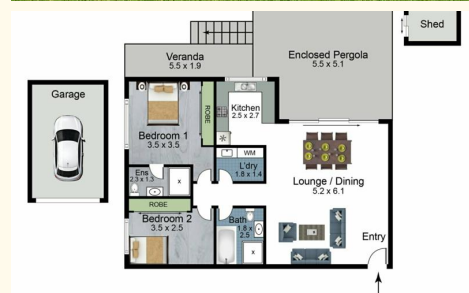
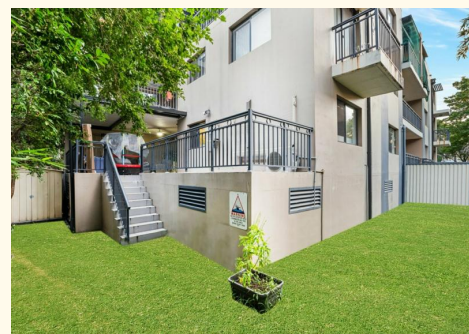
- ****All offers must be in writing**** Please be aware that all inquire a contact number and email address. Inquiries that do not have this information will not receive a response. All information contained therein is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own inquiries. Virtual/styling furniture may have been used.

MORE DETAILS

Property ID 1ETYF8S
 Property Type Unit

Vinh Tran 0405 137 123
 Senior Sales Executive | vinh@ljhcabramatta.com.au

LJ Hooker Cabramatta (02) 9726 5566
 Shop 7, 2 Hughes Street, CABRAMATTA NSW 2166
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3/28-30 Chetwynd Road
 Merrylands 2160

Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and completeness. Information shown is that of the vendor.

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