



32/22-26 Newman Street, Merrylands

## Perfect First Home, Investment or Downsizer in Prime Location!

Conveniently positioned just minutes' walk to Merrylands Train Station and Stockland Mall Shopping Centre, this well-presented two-bedroom unit offers comfort and practicality.

Whether you are searching for your very first home, a smart investment, or a low-maintenance option to downsize, this property ticks all the boxes.

Featuring an open plan layout, east-facing balcony, and the added security of a lock-up garage combining ease of living with a highly desirable location.

Key features:

- Two bedrooms with built-in wardrobes
- Open plan lounge and dining area
- Neat kitchen and bathroom
- Split system air conditioner in the living room
- East-facing balcony
- Lock-up garage
- Total area of 86.4 sqm (including garage & balcony)
- Only 500m (approx.) to Merrylands Train Station and Stockland

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.

2 1 1

**FOR SALE**  
\$446,000

### AGENTS

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

### AGENCY

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

LJ Hooker

Mall

- Strata Levies: \$705.00 per qtr approx. | Water Rates:\$179.94 per qtr approx.| Council Rates:\$393.00 per qtr approx.

An excellent opportunity in one of Merrylands' most convenient pockets —this unit is ready to move in, rent out, or make your own.

Please Note: Some images have been digitally modified to include virtual furniture

## MORE DETAILS

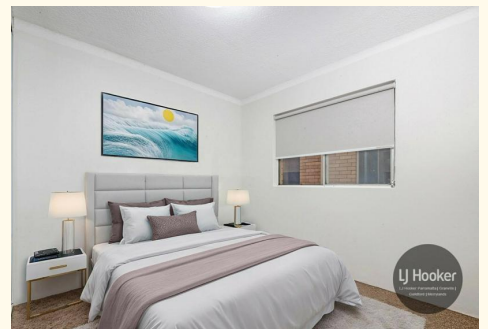
Property ID	2G5WF9E
Property Type	Unit
House Size	86.4 m2
Land Area	86.4 m2
Including	Air Conditioning Toilets (1) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

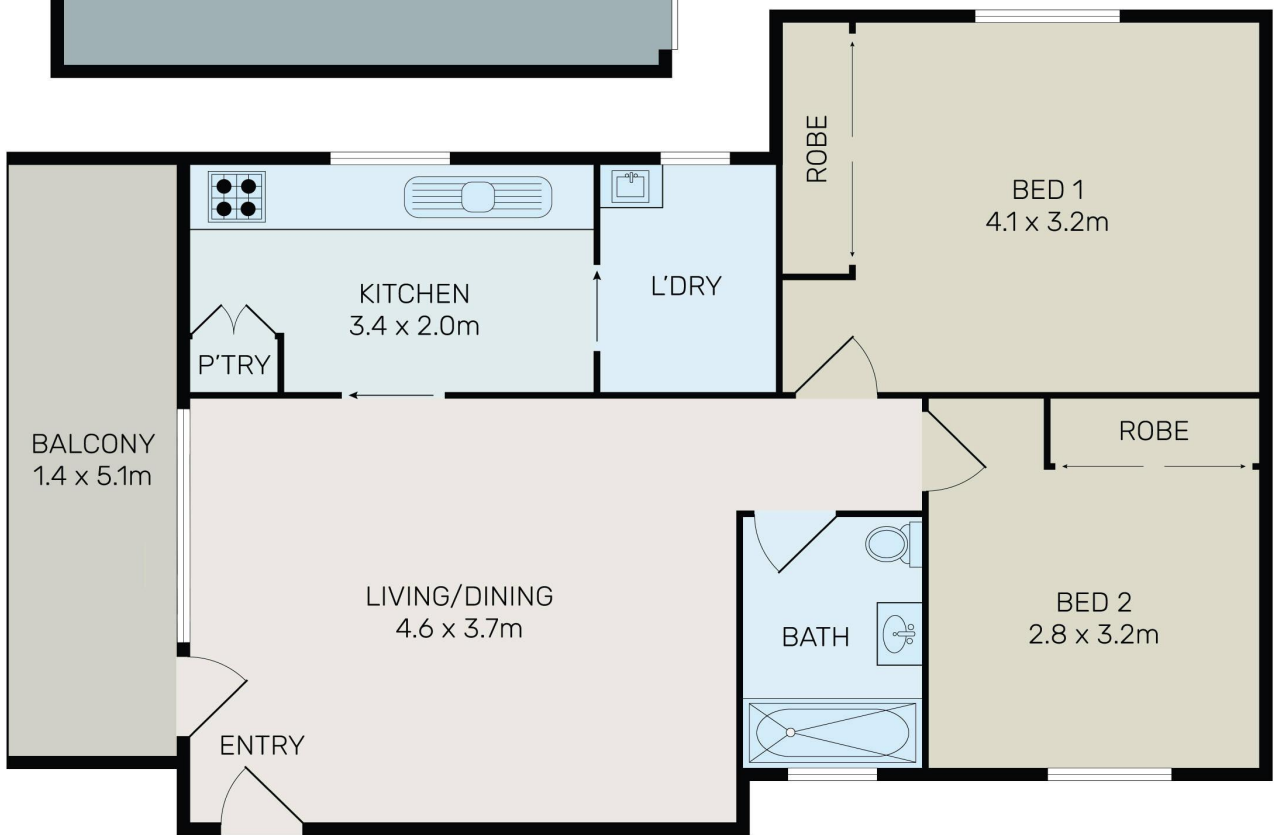
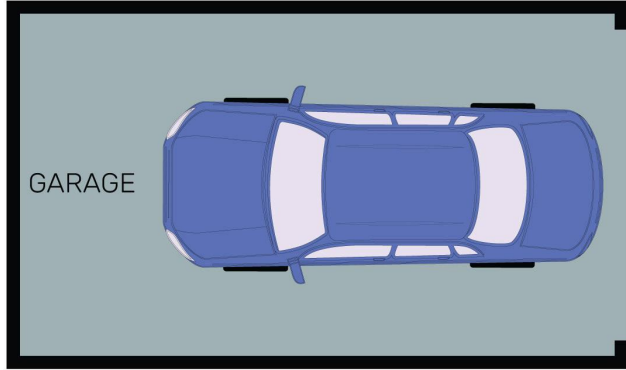
**Paulette Ghaleb 0408 888 810**

Area Specialist | [paulette.ghaleb@ljhooker.com.au](mailto:paulette.ghaleb@ljhooker.com.au)

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

42 South Street, GRANVILLE NSW 2142  
[granville.ljhooker.com.au](http://granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto:granville@ljhooker.com.au)





All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



## 32/22-26 Newman Street, Merrylands

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.

