

4/23 St Ann Street, Merrylands

**Sold by Paulette Ghaleb 0408 888 810**

If a convenient location and affordability is high on your must have list, then this unit at 4/23 St Ann Street, Merrylands is definitely worth your inspection.

A great choice for home buyers or investors alike, this neat unit is located within minutes' walk to most amenities including shops, railway station, bus transport, parks and schools.

Notable features include:

- Two bedrooms with built ins
- Separate living room
- Updated kitchen with adjoining dining area
- Neat bathroom & laundry
- Under cover parking
- East facing balcony
- 700 metres approx. to Merrylands Station
- 800 metres approx. to Stockland Mall Shopping Centre
- Schools, parks and other amenities also within easy reach
- Total Area: 88.2 sqm inc balcony
- Affordable and convenient

2 1 1

**FOR SALE**  
\$430,000

**AGENTS**

Paulette Ghaleb  
0408 888 810  
paulette.ghaleb@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.



## MORE DETAILS

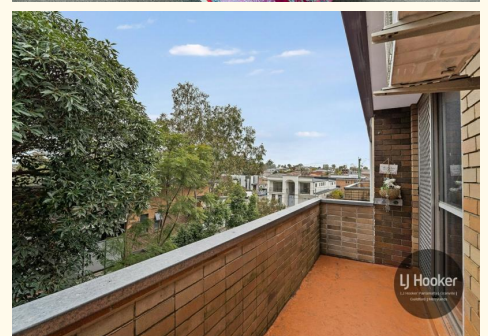
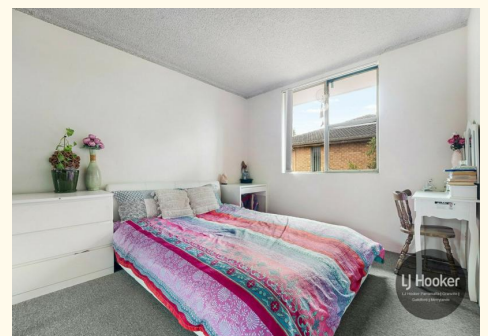
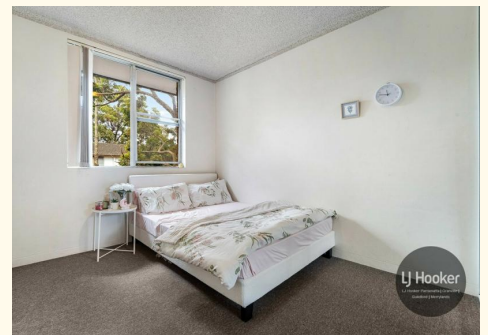
Property ID 2G4MF9E  
Property Type Unit  
House Size 88.2 m2  
Land Area 88.2 m2  
Including Toilets (1)  
Built-in-Robes  
Car Parking - Surface  
Close to Schools  
Close to Shops  
Close to Transport

**Paulette Ghaleb 0408 888 810**

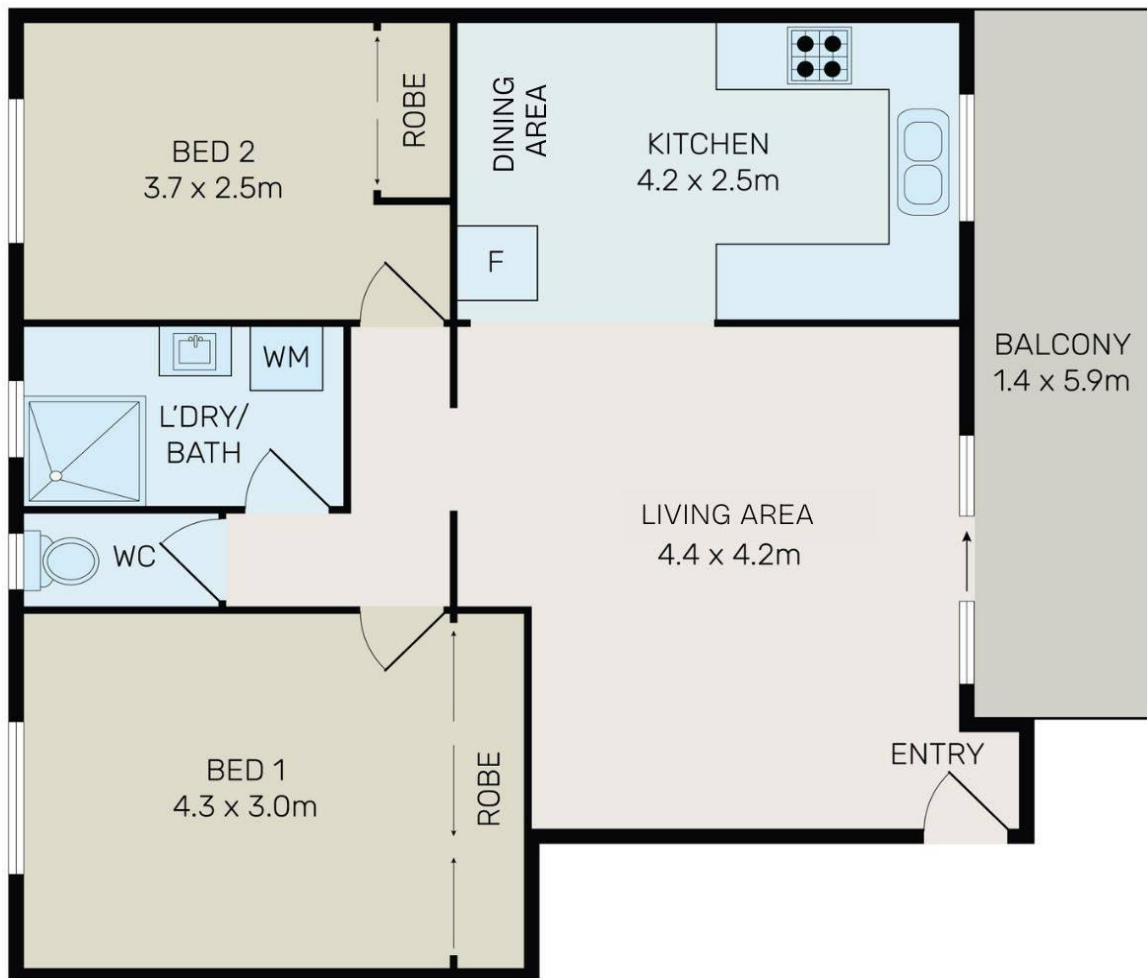
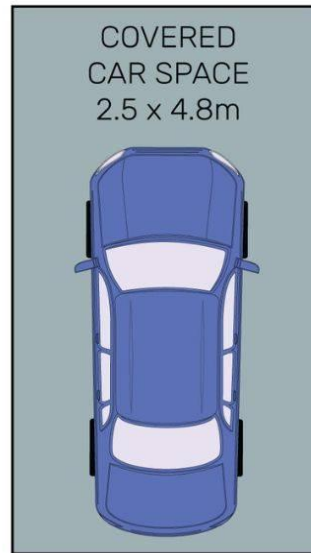
Area Specialist | [paulette.ghaleb@ljhooker.com.au](mailto:paulette.ghaleb@ljhooker.com.au)

**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)



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