



5/16-18 Newman Street, Merrylands

## **SOLD BY PAULETTE GHALEB** **0408 888 810**

Perfectly positioned for convenience and lifestyle, this neat two-bedroom unit offers an ideal opportunity for first home buyers, downsizers or savvy investors.

Occupying a corner position within the complex, the unit is enhanced by two street-facing balconies.

Located just 400 metres from Merrylands Station and shopping precinct, everything you need is just a short stroll away—from public transport and local eateries to essential services.

### Property Features:

- First floor -street facing with corner position
- Two bedrooms, main with built-in wardrobe
- Open plan living and dining
- Split system air conditioner
- Two balconies
- Neat kitchen and bathroom
- Lock-up garage
- Currently leased at \$550 per week
- Total area - 104sqm approx.

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**  
\$525,000

### **AGENTS**

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### **AGENCY**

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(02) 9637 8555

**LJ Hooker**

- 400 metres approx. to Merrylands station & shopping precinct

This property presents good rental yield and long-term growth potential in one of Western Sydney's most accessible locations.

Whether you are looking to move in or invest, this unit ticks all the boxes for location, lifestyle, and liveability.

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

## MORE DETAILS

Property ID	2GCAF9E
Property Type	Unit
House Size	104 m2
Land Area	104 m2
Including	Toilets (1)
	Intercom
	Built-in-Robes
	Car Parking - Basement
	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)

**Mo Nazari 0426 006 001**

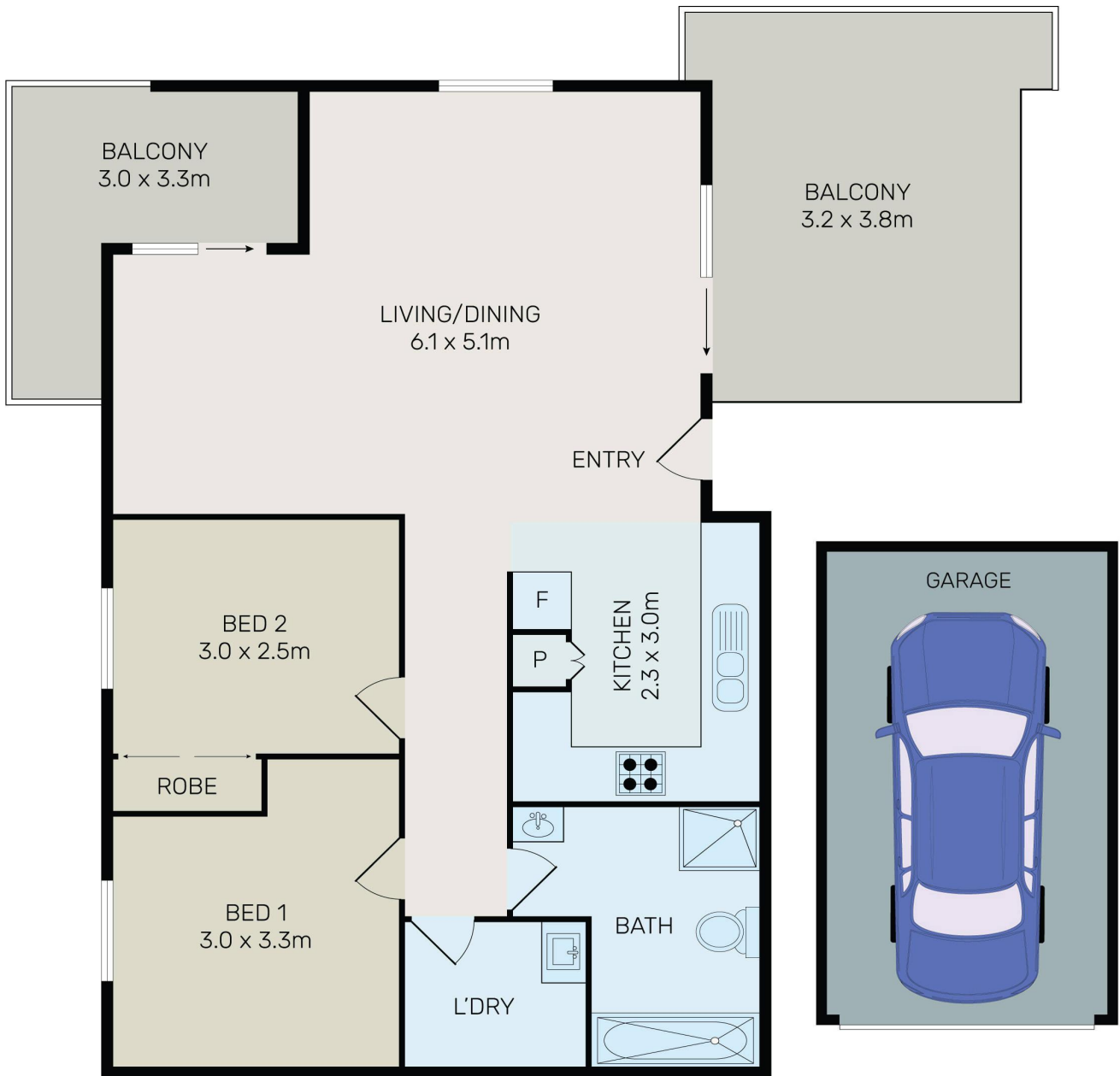
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