

## Merrylands, 5/26-28 Oxford Street

Sold By Paulette Ghaleb..0408 888 810

This spacious unit offers generous living proportions combined with a superb location that is only minutes' walk to Merrylands Railway Station and Stockland Mall Shopping Centre with local cafes, eateries, and other amenities also nearby.

Fully renovated throughout, this entry level buy provides a perfect opportunity for first home buyers looking to escape the rental treadmill or investors wanting to expand their portfolio.

Alternatively, for those looking to downsize into a smaller residence with minimal maintenance, this is worth your inspection.

Notable features include:

- \* First floor position
- \* Fully renovated



**Disclaimer:** 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.



**For Sale**  
\$475,000

**View**  
[ljhooker.com.au/2F7ZF9E](http://ljhooker.com.au/2F7ZF9E)

**Contact**  
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**LJ Hooker Parramatta | Granville |  
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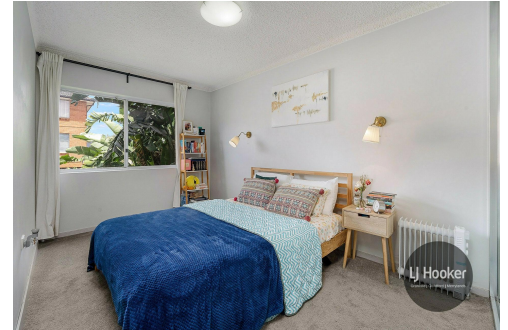
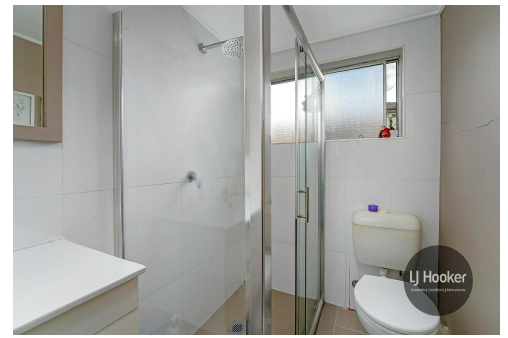
- \* Two good size bedrooms with built ins
- \* Large open plan living & dining area
- \* Modern kitchen with stone bench top and dishwasher
- \* Updated bathroom
- \* Laminate timber flooring
- \* Split system air condition
- \* Internal laundry
- \* East facing balcony off the living area
- \* Dedicated covered parking space/carport
- \* Total area - 93 sqm inc balcony & parking space
- \* 900 Metres approx. to Stockland Mall
- \* Short stroll to cafes, eateries and other amenities
- \* 1.1 Km approx. to Merrylands Station
- \* Currently leased at \$480.00 per week

## More About this Property

<b>Property ID</b>	2F7ZF9E
<b>Property Type</b>	Unit
<b>House Size</b>	93 m2
<b>Land Area</b>	93 m2
<b>Including</b>	Air Conditioning Toilets (1) Intercom Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

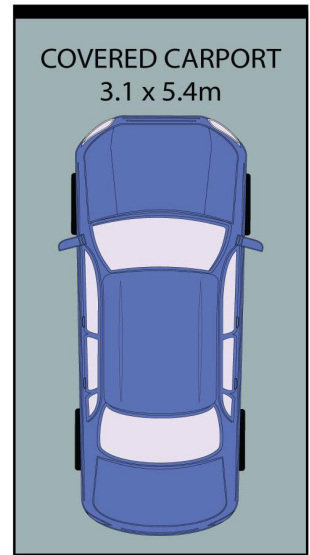
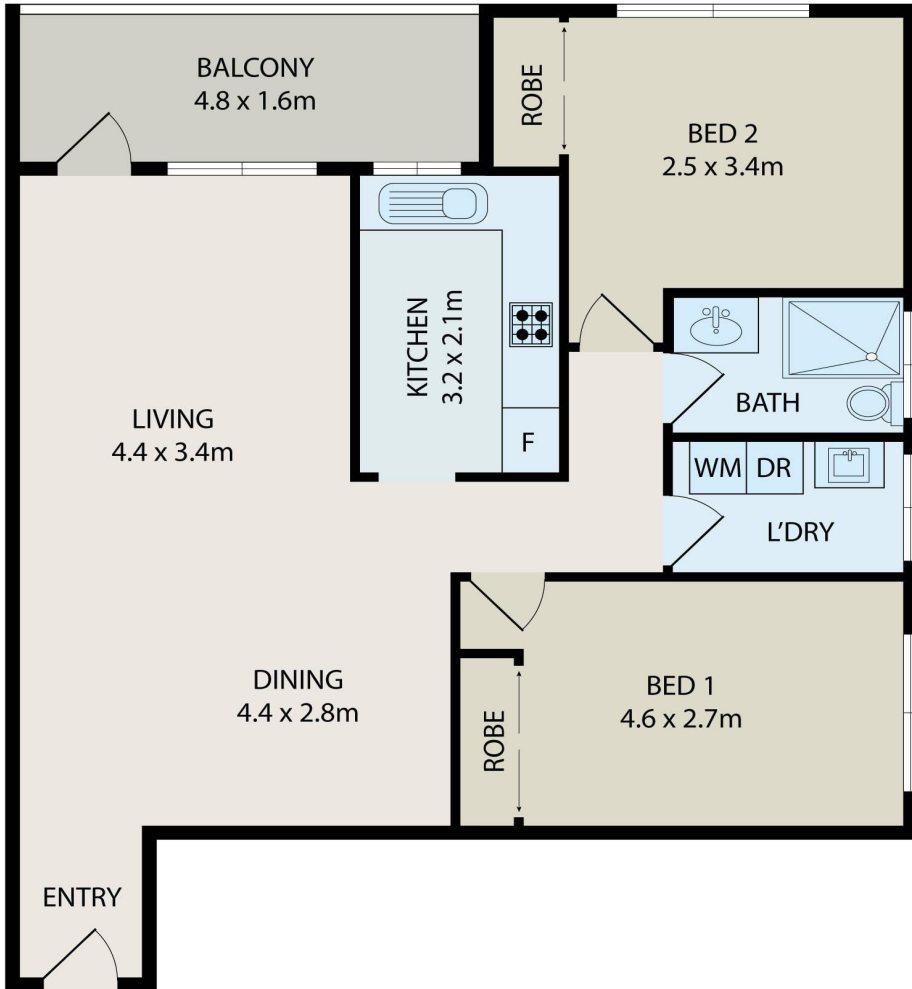
**Paulette Ghaleb 0408 888 810**  
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(NOT IN POSITION)



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