



5/7-11 Paton Street, Merrylands

Sunlit, Spacious & Beautifully Positioned with Dual Balconies

Combining generous proportions, natural light and excellent convenience, this well presented two-bedroom apartment offers a relaxed, low-maintenance lifestyle in a well-connected Merrylands West setting.

The spacious air-conditioned open plan living and dining areas open to a good size east facing balcony, while both bedrooms feature built-in wardrobes and have direct access to a second balcony, capturing the morning sun.

At the heart of the home, the modern kitchen features stone benchtops and gas cooking, complemented by a neat bathroom, internal laundry, security intercom and lock-up garage.

Positioned in a neat complex, the apartment is located within easy reach to primary and high schools, Merrylands West shopping, parks and bus transport.

An ideal opportunity for first home buyers, investors or those seeking easy-care living in a convenient location.

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FOR SALE
\$480,000 to \$520,000

VIEW
Sat 3rd Oct @ 9:00AM - 9:30AM

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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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Property Highlights

- Excellent natural light and dual-aspect design
- Two bedrooms with built-in wardrobes
- Spacious open plan living and dining area
- Two balconies
- Modern kitchen with stone bench top and gas cooking
- Air conditioned living area
- Internal laundry and security intercom
- Lock-up garage
- Close to schools, shops, parks and bus transport
- 750 metres approx. to Merrylands High and Cerdon College High School
- 550 metres approx. to Merrylands West Shops
- Total area - 108 sqm approx.

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

MORE DETAILS

Property ID	2HHVF9E
Property Type	Unit
House Size	108 m2
Land Area	108 m2
Including	Air Conditioning
	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

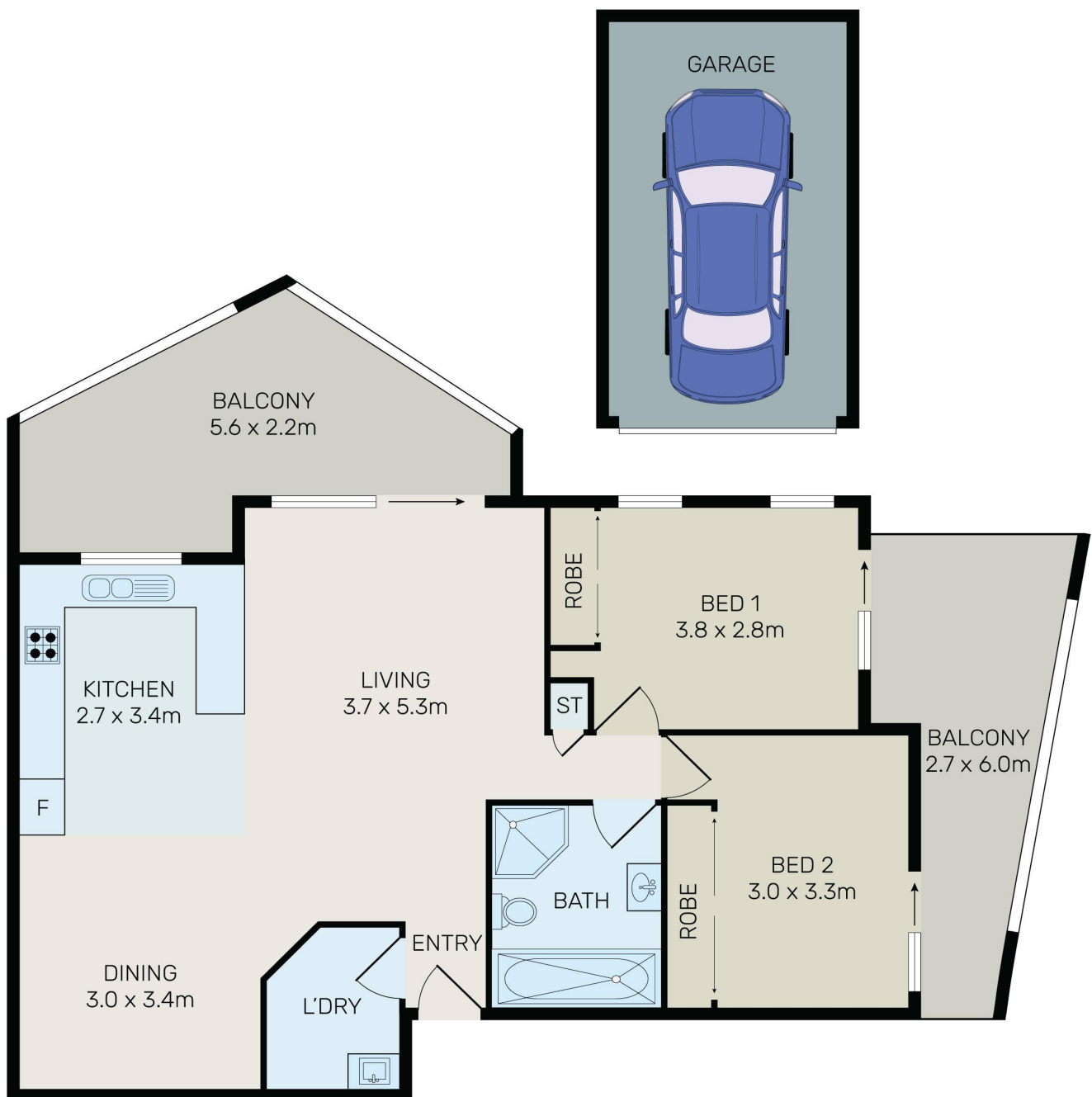
Ashish Shrestha 0426 006 001

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