



5/79 Merrylands Road, Merrylands

PRIME LOCATION — 130M TO TRAIN STATION

Location, lifestyle, and convenience all in one! This well-presented 2-bedroom unit is a fantastic opportunity for first home buyers, investors, or downsizers looking for unbeatable access to public transport and local amenities.

Whether you're buying your first home or adding to your investment portfolio, this unit offers great value and exceptional convenience.

STRATA REPORT AVAILABLE UPON REQUEST

Features:

- 2 spacious bedrooms with built-in wardrobes
- Master bedroom with ensuite
- Two fully tiled bathroom
- Open plan living & dining area
- Gas cooking kitchen with stone bench top and dishwasher
- Internal laundry
- Spacious balcony
- Car space with storage
- Split A/C

Prime Location:

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 🏠 2 🚿 1 🚗

FOR SALE
\$530,000

AGENTS

Fred Nazari
0451 919 640
fred.nazari@ljhooker.com.au

AGENCY

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

 **LJ Hooker**

- Just steps (130m!) to the train station
- Close to shops, cafes, schools & parks
- Quick commute to the CBD

Don't miss this rare opportunity to live in such a well-located and low-maintenance property.

DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

MORE DETAILS

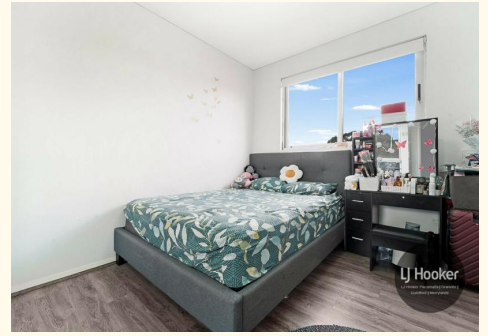
Property ID	2G53F9E
Property Type	Unit
Land Area	106 m2

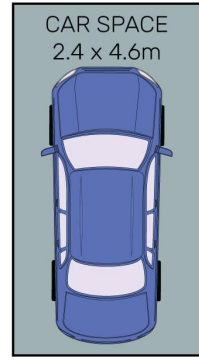
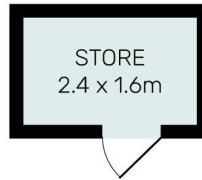
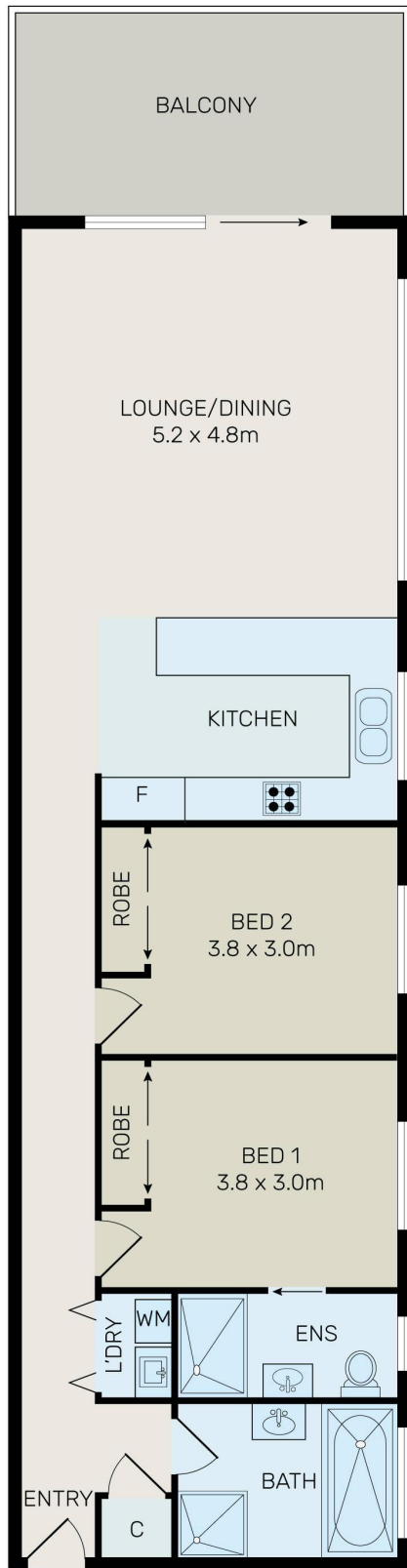
Fred Nazari 0451 919 640

Area Specialist | fred.nazari@ljhooker.com.au

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

42 South Street, GRANVILLE NSW 2142
granville.ljhooker.com.au | 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.

5/79 Merrylands Road, 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.

