



6/29-31 Memorial Avenue, Merrylands

## Spacious 2-Bedroom Unit in Prime Location — Move-In or Lease Out Ready!

Perfectly positioned just 500 metres from Merrylands Station and shopping precinct, this beautifully presented unit combines space, comfort, and convenience in one superb package.

The property offers plenty of natural light and a functional design that comprises of a spacious open plan living and dining area which flows seamlessly onto a main east & street facing balcony, ideal for relaxing or entertaining. The main bedroom includes a built-in robe and its own private balcony, while the second bedroom also comes with a built-in.

The updated kitchen and bathroom provide modern comfort, while laminate timber flooring, an internal laundry, and a lock-up garage complete the offering.

Notable features include:

- Spacious & functional interior layout
- Open plan living & dining with balcony access
- Main east street facing balcony
- Two bedrooms, both with built-ins; main with private balcony

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**  
\$540,000

### AGENTS

Paulette Ghaleb  
0408 888 810  
paulette.ghaleb@ljhooker.com.au

### AGENCY

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



- Updated kitchen and bathroom
- Laminate timber flooring throughout
- Split system air conditioning in the living area & bedrooms
- " Internal laundry plus lock-up garage
- " Only 500m approx. to Merrylands Station, buses, shops, cafés & restaurants
- Total area: 109 sqm including balcony & garage
- Strata Levies: \$895.40 per qtr. approx.

Well cared for by its current owner, this property is ready to move straight into.

Whether you are a first home buyer, downsizer, or savvy investor, this unit ticks all the boxes.

Do not miss this opportunity —inspect today!

## MORE DETAILS

Property ID	2GAMF9E
Property Type	Unit
House Size	109 m2
Land Area	109 m2
Including	Air Conditioning
	Toilets (1)
	Intercom
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport
	Security Access

**Paulette Ghaleb 0408 888 810**

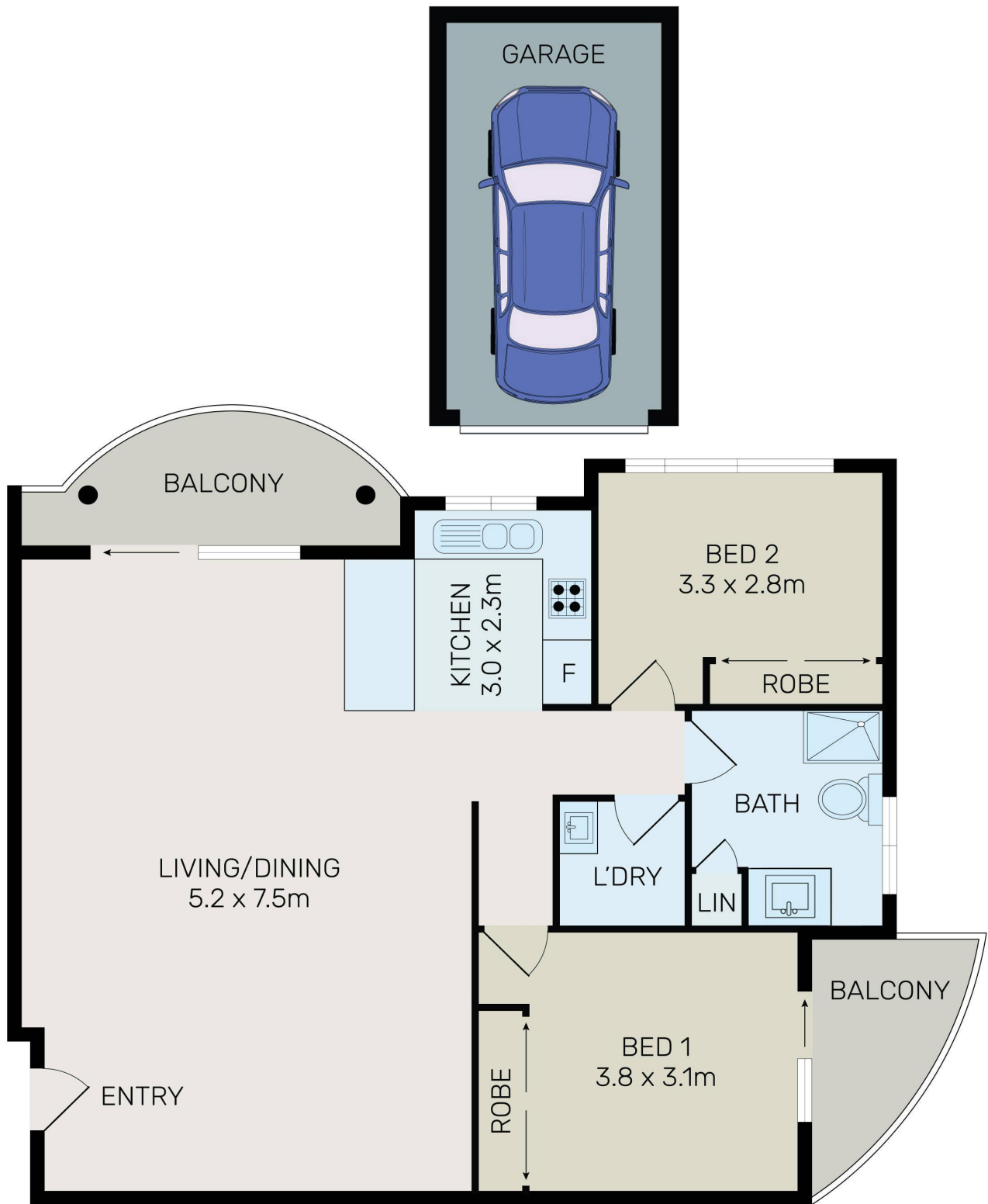
Area Specialist | [paulette.ghaleb@ljhooker.com.au](mailto:paulette.ghaleb@ljhooker.com.au)

**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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