



6/3-7 Burford Street, Merrylands

SOLD BY PAULETTE GHALEB **0408 888 810**

Immaculate Unit in Central Merrylands Location!

From the moment you step inside this beautifully maintained residence, you will be impressed by its generous proportions, comfort and welcoming feel.




Owner-occupied and immaculately cared for, this unit offers a seamless blend of space and convenience.

Featuring a spacious open-plan living and dining area that flows onto a large east-facing balcony, perfect for relaxing or entertaining. The well-appointed timber kitchen boasts gas cooking and ample storage, while both bedrooms include built-in wardrobes for added practicality.

Notable features include:

- Owner-occupied and in immaculate condition
- Spacious open-plan living and dining
- Large east-facing balcony adjoining the living area
- Good size timber kitchen with gas cooking
- Two generously sized bedrooms with built-in wardrobes
- Main bedroom also has direct access onto the 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
\$555,000

AGENTS

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AGENCY

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

 **LJ Hooker**

- Central location - only 700m approx. to Merrylands Railway Station
- 400m approx. to Stockland Mall shopping centre
- Close to local eateries, schools and everyday amenities
- Total Area - 115 sqm including balcony & garage
- Strata Levies - \$886.00 per qtr. approx.

Perfectly positioned in a central location, this unit offers outstanding convenience and a lifestyle to match.

Whether you are a first home buyer, investor, or downsizer, this property is ready for you to move straight in and make it your own.

Do not miss this opportunity —inspect today and see why this home feels so special!

MORE DETAILS

Property ID	2GAXF9E
Property Type	Unit
House Size	115 m2
Land Area	115 m2
Including	Toilets (1)
	Intercom
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

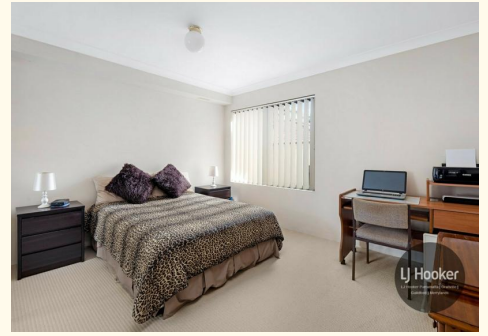
Paulette Ghaleb 0408 888 810

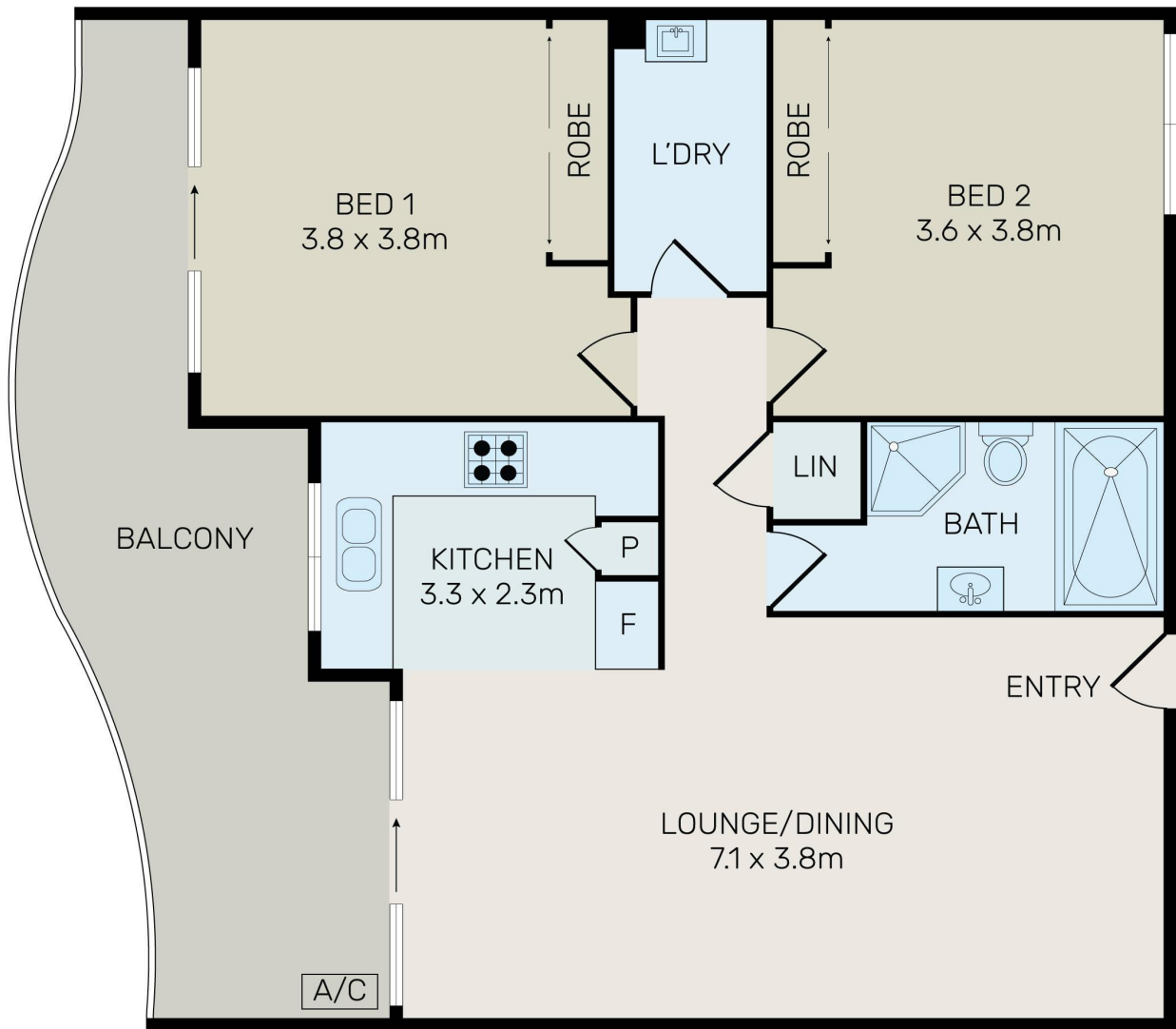
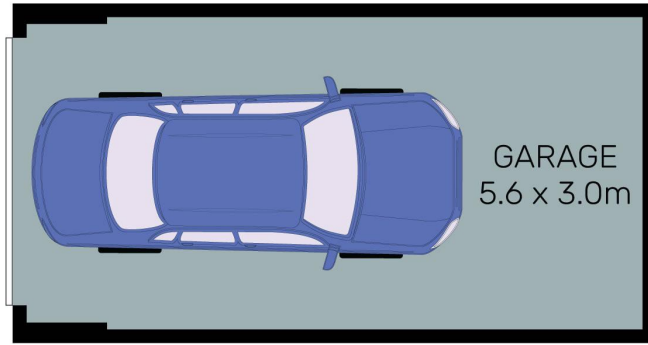
Area Specialist | paulette.ghaleb@ljhooker.com.au

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