6/30-36 Memorial Avenue, Merrylands

Sold by Paulette Ghaleb 0408 888 810

Perfectly positioned on the top floor of a well presented complex, this immaculate two-bedroom apartment offers a rare combination of space, presentation and superb convenience.

With three balconies —including a large north-facing entertainer's balcony and two additional street-facing balconies off the bedrooms — this is low-maintenance living at its best.

Whether you are a first home buyer or savvy investor, this quality residence is ready to move straight in or keep leased out.

Notable features:

- Top floor position in a well-presented complex
- Large north-facing balcony perfect for entertaining or relaxing in the sun
- Two additional balconies off both bedrooms with street outlook
- Two generous bedrooms with built-in wardrobes
- Spacious open plan lounge and dining area
- Neat and functional kitchen
- Renovated bathroom
- Internal laundry

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FOR SALE
$540,000

AGENTS
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AGENCY
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Interested parties must rely solely on their own enquiries.

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- Timber flooring throughout
- Air conditioning with two internal units
- Lock-up garage with extra storage space, providing secure parking
- Total area: 117 sqm including garage and balconies
- Approx. 550m to Stockland Merrylands Shopping Centre
- Approx. 450m to Merrylands Train Station

This is a fantastic opportunity to secure a solid, well-located property just moments from shops, parks, schools, and transport.

MORE DETAILS

Property ID	2FYGF9E
Property Type	Unit
House Size	117 m2
Land Area	117 m2
Including	Air Conditioning
	Toilets (1)
	Intercom
	Built-in-Robes
	Car Parking - Basement
	Close to Shops
	Close to Transport

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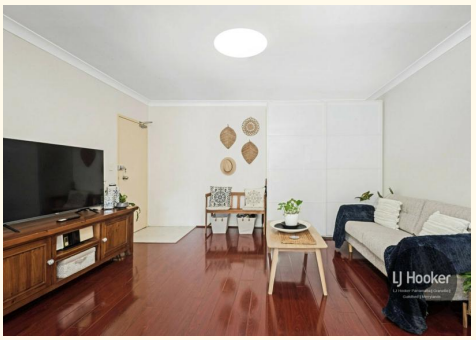

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