

## Merrylands, 7/27-33 Addlestone Road

Immaculate Apartment in Prime Location —Ideal First Home or Investment

Perfectly positioned within a well-maintained complex, this beautifully presented two-bedroom apartment offers a fantastic opportunity to secure a home in one of Merrylands' most convenient locations.

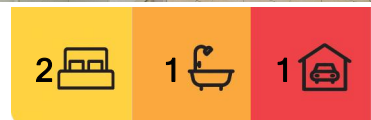
Set within 900 metres from Stockland Mall, Merrylands Train Station, local eateries, schools, and directly across from King Park & AB Balding Mini Field, everything you need is right at your doorstep.

Whether you are starting your homeownership journey or looking for a smart investment, this property is move-in ready with nothing to spend.

Notable features include:



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2FZWF9E](http://ljhooker.com.au/2FZWF9E)

**Contact**  
**Paulette Ghaleb**  
0408 888 810  
[pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)

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

- \* Two spacious bedrooms (main with built in)
- \* Open plan living and dining area which flows onto a generous balcony
- \* Neat kitchen & bathroom
- \* Second toilet in the laundry
- \* Lock-up garage for secure parking or extra storage
- \* Access to a sparkling in-ground swimming pool —perfect for summer
- \* Set in a secure, well-kept complex with established greenery
- \* Only 900 metres approx. to Stockland Mall shopping centre
- \* 850 metres approx. to Merrylands Train Station
- \* King Park is just a short stroll - opposite the rear of the complex

This is the kind of property that offers comfort, lifestyle, and long-term value —a true gem for first-time buyers or savvy investors.

Don't miss this opportunity to secure a quality apartment in a sought-after location — inspect today!

Please Note - Some images have been modified to include virtual furniture

## More About this Property

<b>Property ID</b>	2FZWF9E
<b>Property Type</b>	Unit
<b>House Size</b>	85.3 m2
<b>Land Area</b>	85.3 m2
<b>Including</b>	Toilets (2) Built-in-Robes Car Parking - Surface Close to Shops Close to Transport Pool Security Access

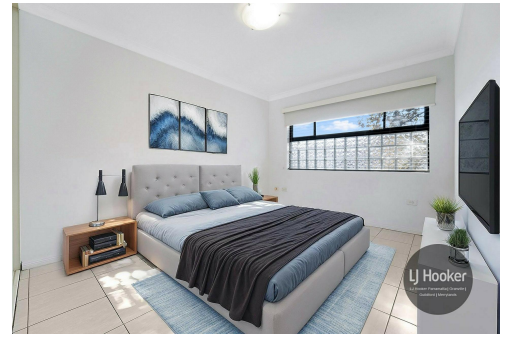
**Paulette Ghaleb 0408 888 810**

Area Specialist | [pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)

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

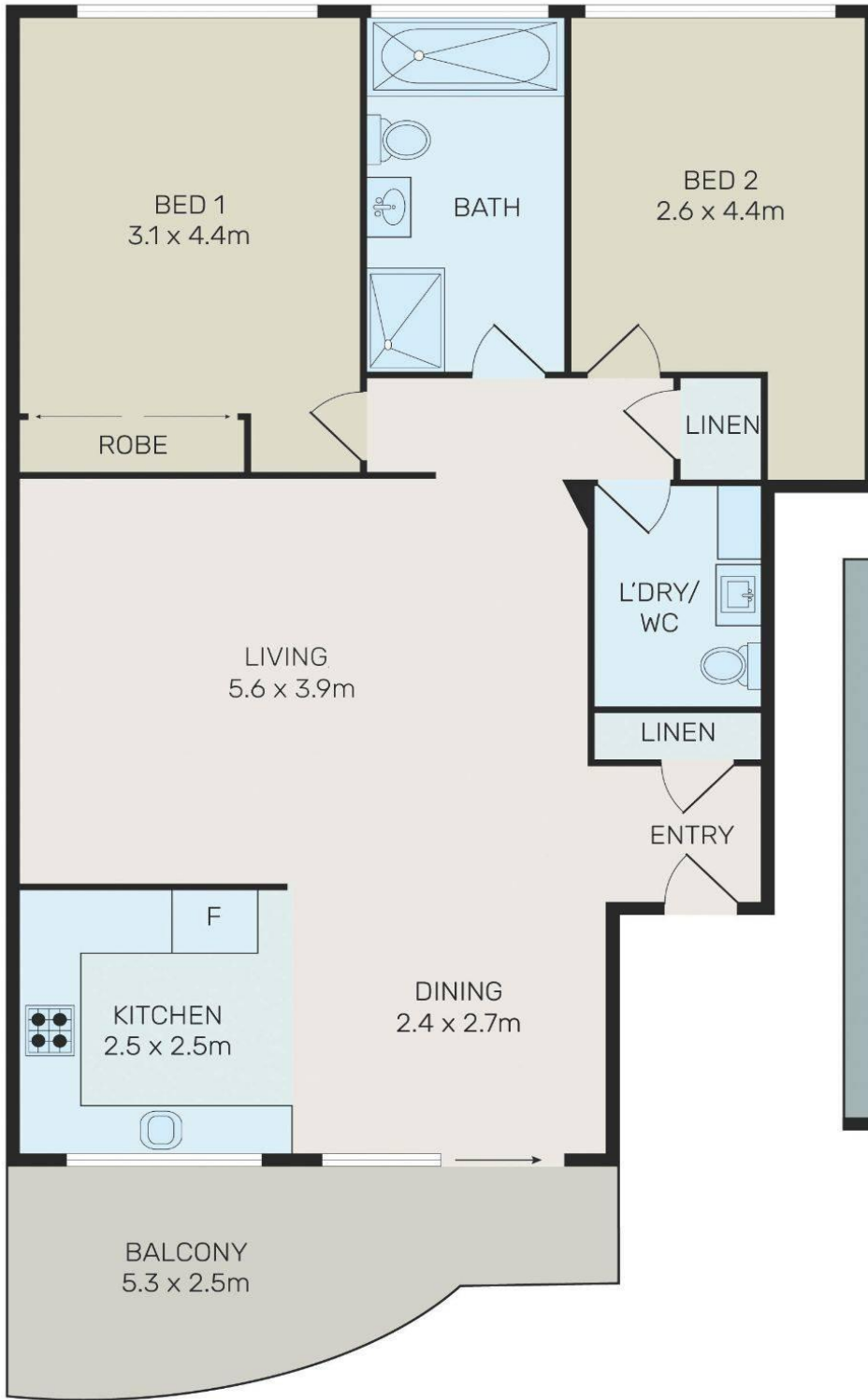
42 South Street, GRANVILLE NSW 2142

[granville.ljhooker.com.au](http://granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto:granville@ljhooker.com.au)



**Disclaimer:** 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.

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



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.



## 7/27-33 Addlestone Road, Merrylands



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

**Disclaimer:** 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.