

Merrylands, 7/34 Addlestone Road

Bright Top Floor Unit in Walking Distance to Everything

This bright top floor unit occupies a corner position with north facing balcony and enjoys lots of natural sunlight together with a convenient location that is just a short stroll to the railway station and Stockland Mall Shopping Centre.

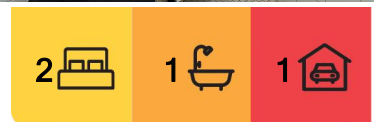
On the market at an affordable price, this lovely unit is ideal for those keen to get into the fast-growing Merrylands real estate market.

A great choice for first home buyers or astute investors, notable features include:

- * Top floor unit -corner position with lots of natural sunlight
- * Two bedrooms (main with built ins)
- * Open plan living & dining area
- * Neat kitchen and bathroom
- * Internal laundry



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
\$433,000

View
ljhooker.com.au/2FR1F9E

Contact
Paulette Ghaleb
0408 888 810
pghaleb.merrylands@ljhooker.com.au

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

- * Good size north facing balcony
- * New carpets and fresh paint
- * Lock up garage
- * Total area: 85.3 sqm including garage
- * Only 700 metres approx. to Stockland Mall and Merrylands Station
- * Strata Levies - \$750.05 per qtr approx.

Please Note: Some images displayed in this advertisement include virtual furniture.

More About this Property

Property ID	2FR1F9E
Property Type	Unit
House Size	85.3 m2
Land Area	85.3 m2
Including	Toilets (1) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

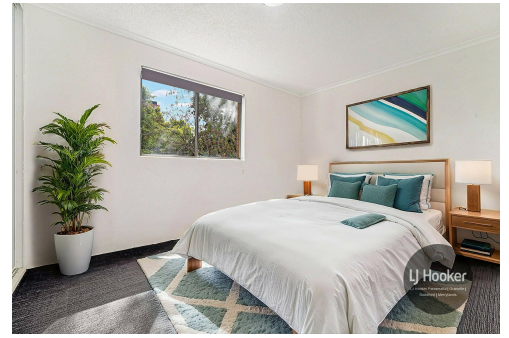
Paulette Ghaleb 0408 888 810

Area Specialist | pghaleb.merrylands@ljhooker.com.au

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

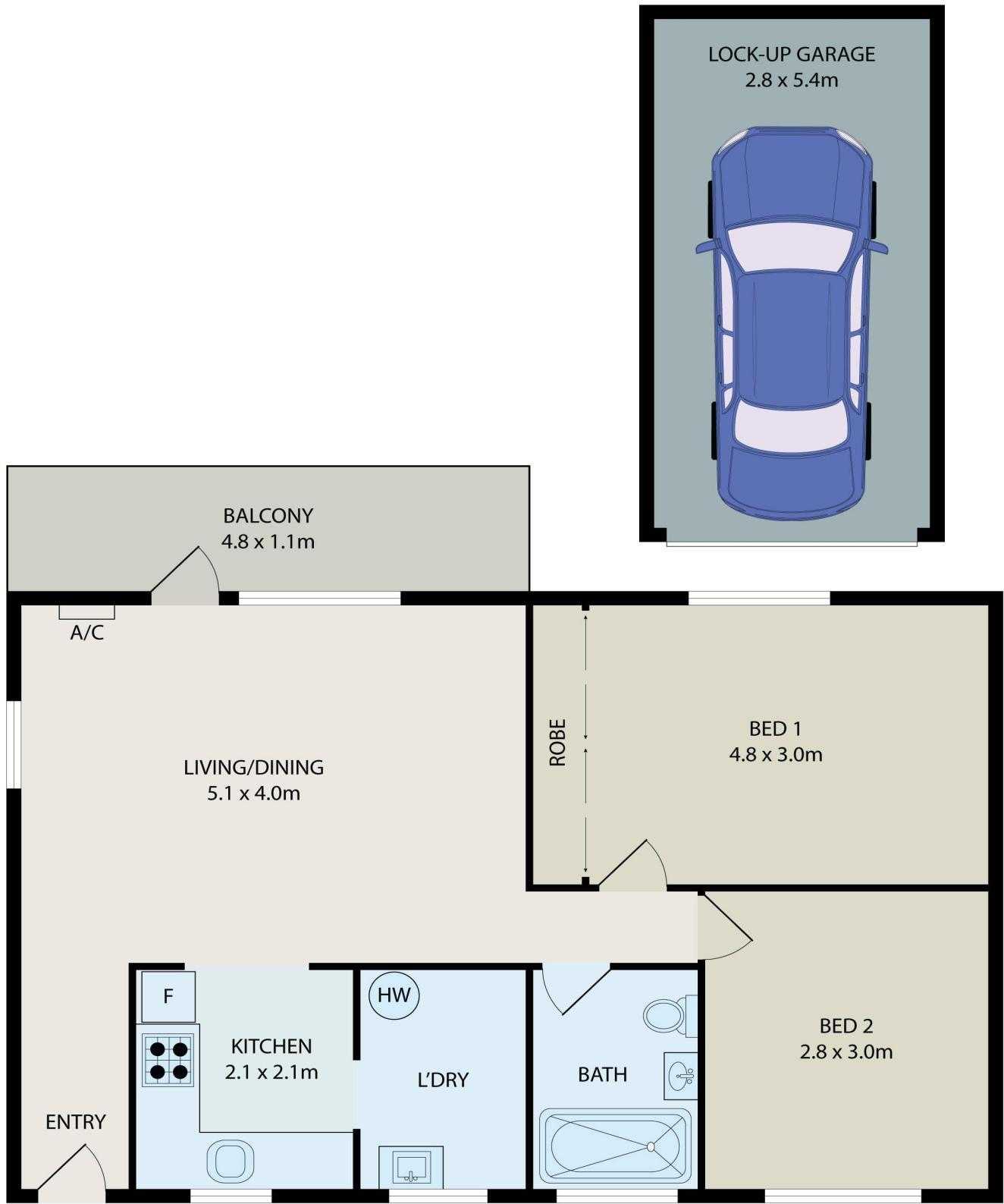
42 South Street, GRANVILLE NSW 2142

granville.ljhooker.com.au | granville@ljhooker.com.au



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.



7/34 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.