

## 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.

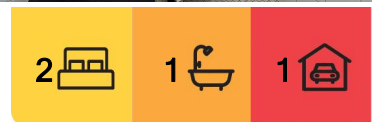
On the market at an affordable price, this lovely unit is ideal for those keen to get into the fast-growing Merrylands real estate market.

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**  
\$420,000 - \$460,000

**View**  
Sat 5th Apr @ 9:00AM - 9:30AM

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

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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

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

## More About this Property

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

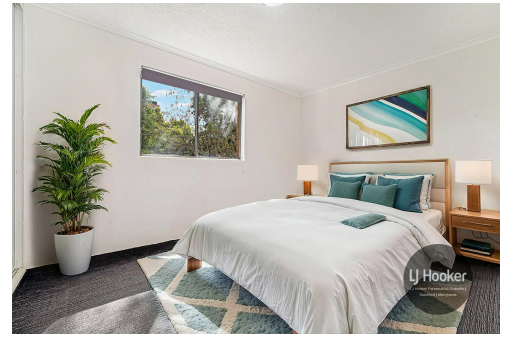
**Paulette Ghaleb 0408 888 810**

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

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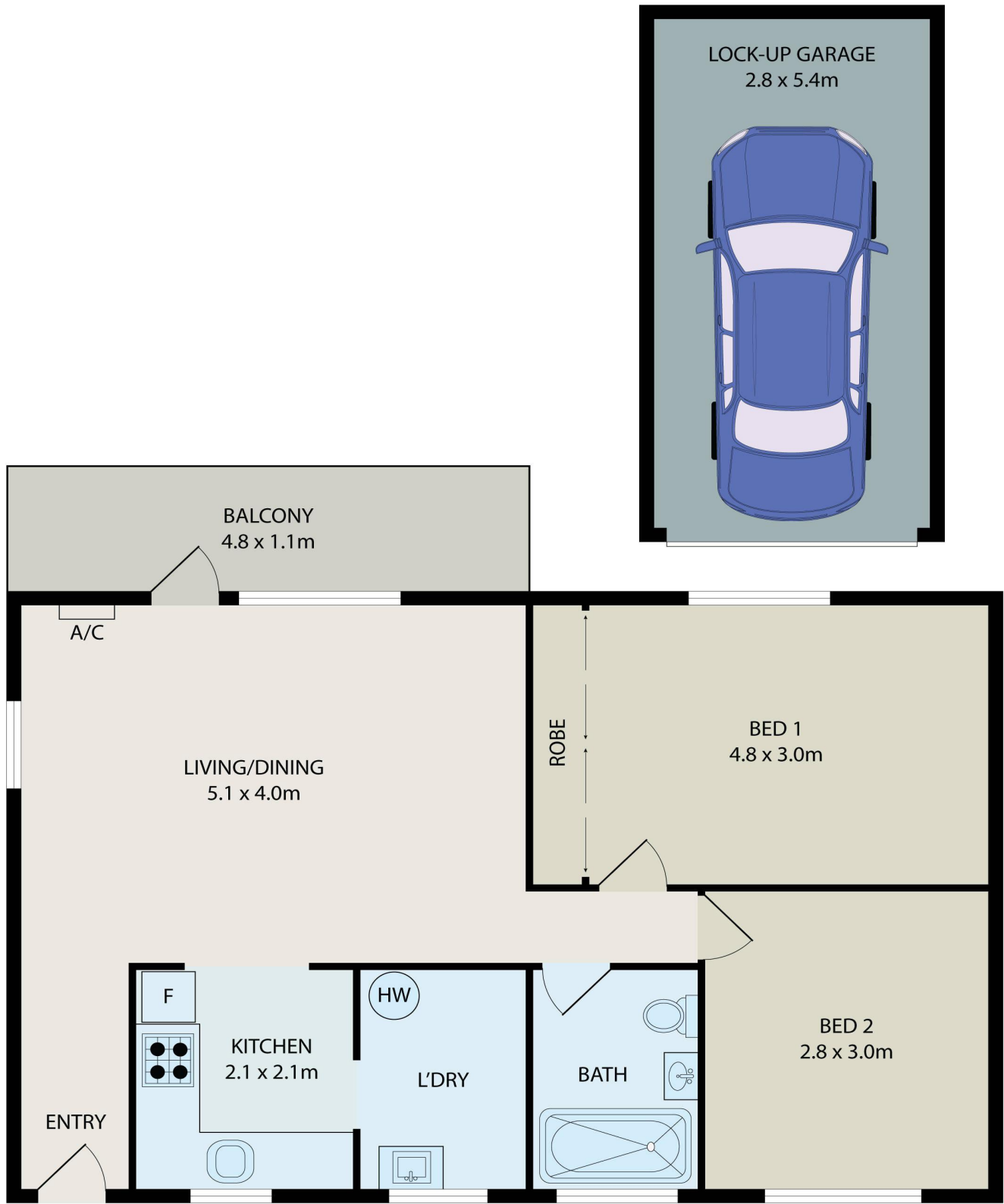
42 South Street, GRANVILLE NSW 2142

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