



8/38-40 Memorial Avenue, Merrylands

SOLD BY PAULETTE GHALEB..0408 888 810

Move-In Ready Unit - Moments from Merrylands CBD

Ideally located just 500 metres from Merrylands Railway Station and shopping precinct, this well-maintained unit offers comfort and convenience.

Step inside to discover an immaculately presented interior with an abundance of natural sunlight.

The spacious kitchen with new cooking appliances is perfect for those who love to cook, while the modern bathroom adds a touch of contemporary style.

The living area flows out onto a street-facing balcony, perfect for enjoying your morning coffee or relaxing in the afternoon sun. A second balcony adjoins the second bedroom, providing additional outdoor space and versatility.

Notable features include:

- Set in a small complex of only twelve units
- Two bedrooms with built ins

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
\$530,000

AGENTS

Paulette Ghaleb
0408 888 810
paulette.ghaleb@ljhooker.com.au

AGENCY

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



- Open plan living & dining area
- Spacious kitchen with new appliances including gas stove
- Modern bathroom equipped with shower and bath
- Two balconies - street facing and adjoining bedroom
- Lots of natural sunlight
- 2nd floor
- Storage cage & dedicated security parking space.
- Total area - 105 sqm including balconies, parking & storage cage
- Only 500 metres to the train station and shopping precinct
- Strata Levies: \$791.70 per qtr approx. |Council Rates: \$393.00 per qtr approx. |Water Rates: \$179.94 per qtr approx.

With everything at your doorstep —from public transport to shops, cafes, and amenities —this is a prime opportunity for first home buyers looking to enter the market or investors seeking a high-demand rental.

Do not miss out —this one ticks all the boxes!

MORE DETAILS

Property ID	2GD9F9E
Property Type	Unit
House Size	105 m2
Land Area	105 m2
Including	Air Conditioning Toilets (1) Intercom Built-in-Robes Car Parking - Basement Close to Schools Close to Shops Close to Transport Security Access

Paulette Ghaleb 0408 888 810

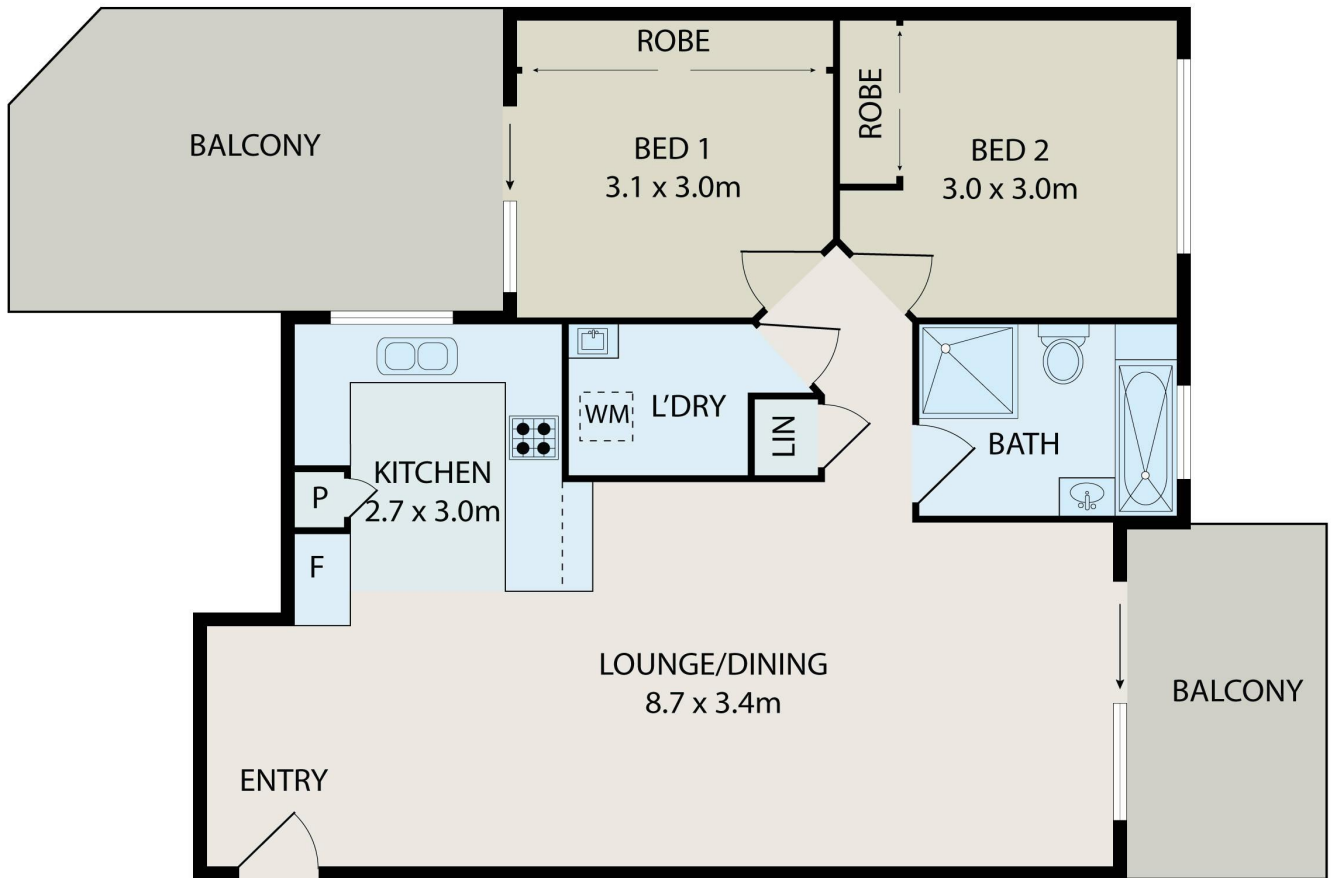
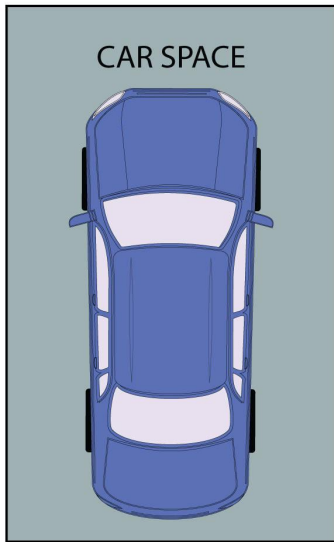
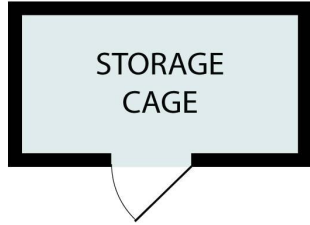
Area Specialist | paulette.ghaleb@ljhooker.com.au

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

42 South Street, GRANVILLE NSW 2142

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





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