







8/88 Merrylands Road, Merrylands

Three Bedroom Unit in Boutique Style Complex - Walk to Station & Shops

Positioned within a young boutique style complex of only eight residences, this well presented three-bedroom unit offers an outstanding opportunity for first home buyers and savvy investors seeking a quality property in a highly sought-after location.

Enjoy the ultimate in convenience, with the train station and shops within approximately 250 metres of your doorstep. Quietly tucked away at the rear of the complex, the apartment enjoys privacy, an abundance of natural sunlight and a desirable north-facing aspect.

Property Features:

- Three bedrooms, two with built-in wardrobes
- Master bedroom with ensuite
- Modern kitchen with gas cooking and dishwasher
- Spacious open-plan living and dining area
- Two modern bathrooms in total
- North-facing balcony
- Laminate timber flooring throughout
- Lots of natural sunlight

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.

3 2 2

FOR SALE
$705,000

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AGENCY
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LJ Hooker

- Double lock-up secured parking
- Positioned at the rear of a boutique complex of only 8 units
- Total area: 139sqm

Whether you are looking to secure your first step into the property market or add a low-maintenance investment to your portfolio, this impressive residence combines space, privacy and unbeatable convenience in one exceptional package.

A rare opportunity in a great location —inspection is highly recommended.

Please Note: Some images have been digitally modified to include virtual furniture.









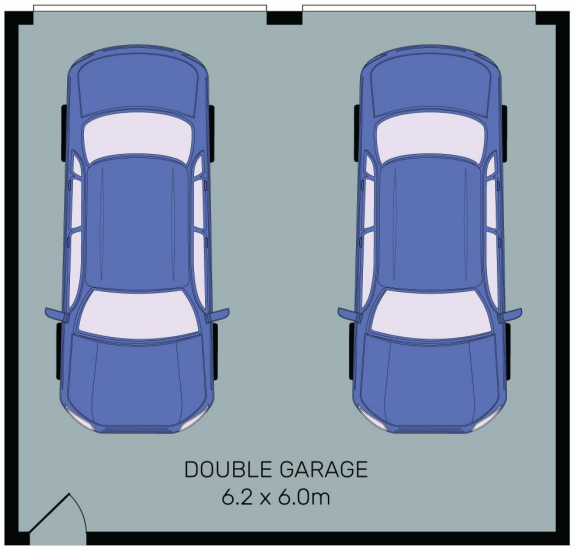
MORE DETAILS

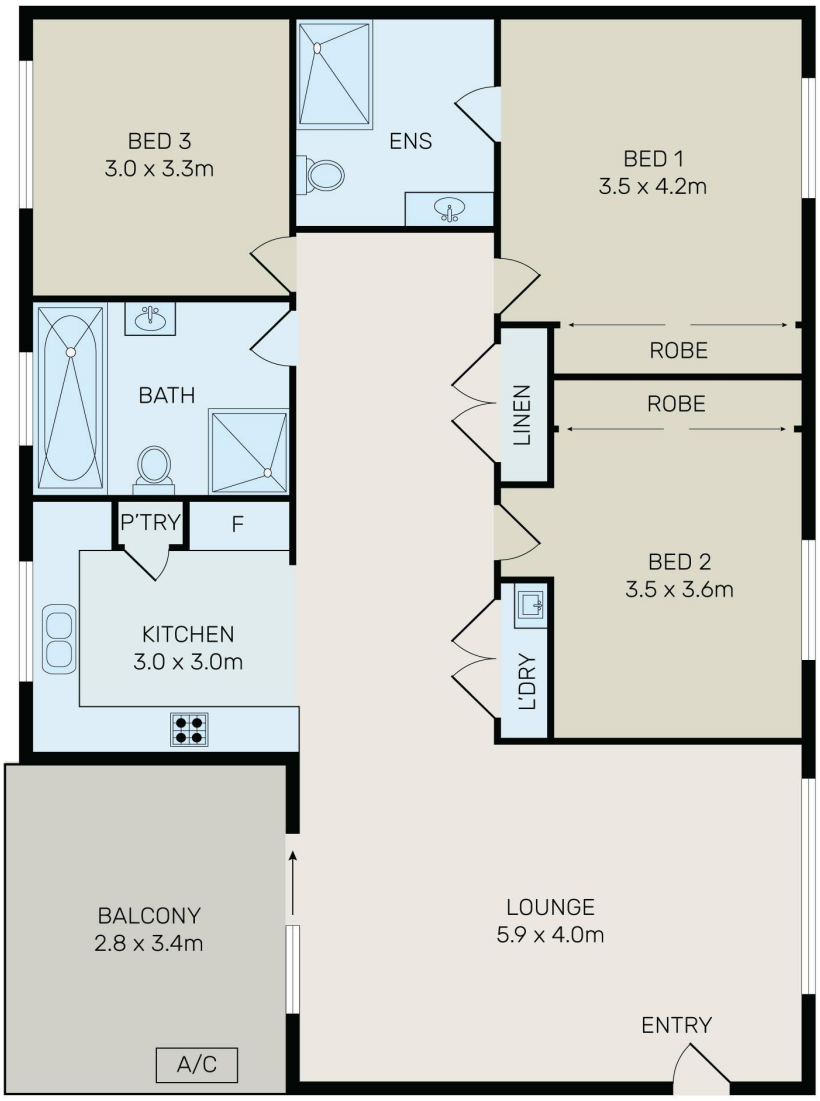
Property ID	2H8DF9E
Property Type	Unit
House Size	139 m2
Land Area	139 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Intercom
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport
	Security Access

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