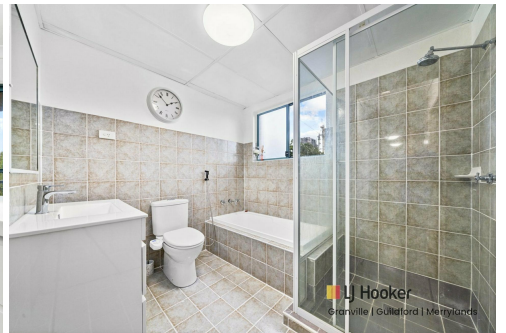




LJ Hooker
Granville | Guildford | Merrylands



Merrylands, 9/29-31 Memorial Avenue

SOLD! by Paulette Ghaleb 0408 888 810

Convenience, Comfort Plus an East Street Facing Balcony!

Perfectly positioned within 500 metres from Merrylands Station and shopping precinct, this beautiful residence offers convenience, comfort, and a lifestyle of ease.

Ideal for downsizers, investors, or first home buyers, the lovely unit features:

- * Spacious & mostly renovated unit occupying a north/east corner position enjoying lots of natural sunlight
- * Two bedrooms with built ins
- * Main bedroom also equipped with balcony
- * Spacious living and dining area with a bright east-facing street-front balcony
- * Modern updated kitchen with quality finishes
- * Neat functional bathroom with separate shower and bathtub



For Sale
\$523,000

View
ljhooker.com.au/2FTTH9E

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

Mo Nazari
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moein.nazari@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.

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- * Stylish laminate timber flooring
- * Lock-up garage for secure parking or additional storage
- * Total area - 105 sqm inc balconies and garage.

This property is an outstanding opportunity to secure a home or investment in a highly sought-after location.

Move straight in or rent out with nothing more to do!

Don't miss out —inspect today and make it yours!

More About this Property

Property ID	2FTHF9E
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 | pghaleb.merrylands@ljhooker.com.au

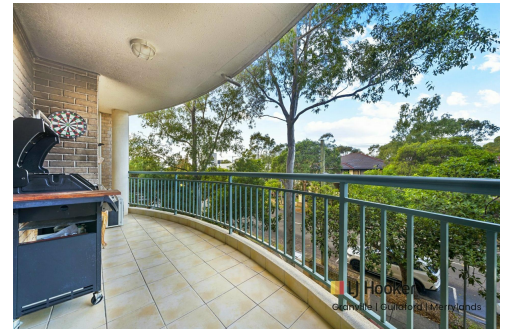
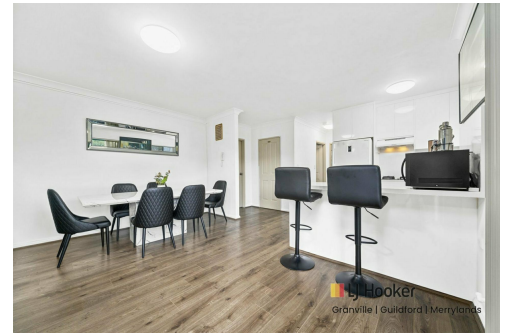
Mo Nazari 0426 006 001

Sales Associate | moein.nazari@ljhooker.com.au

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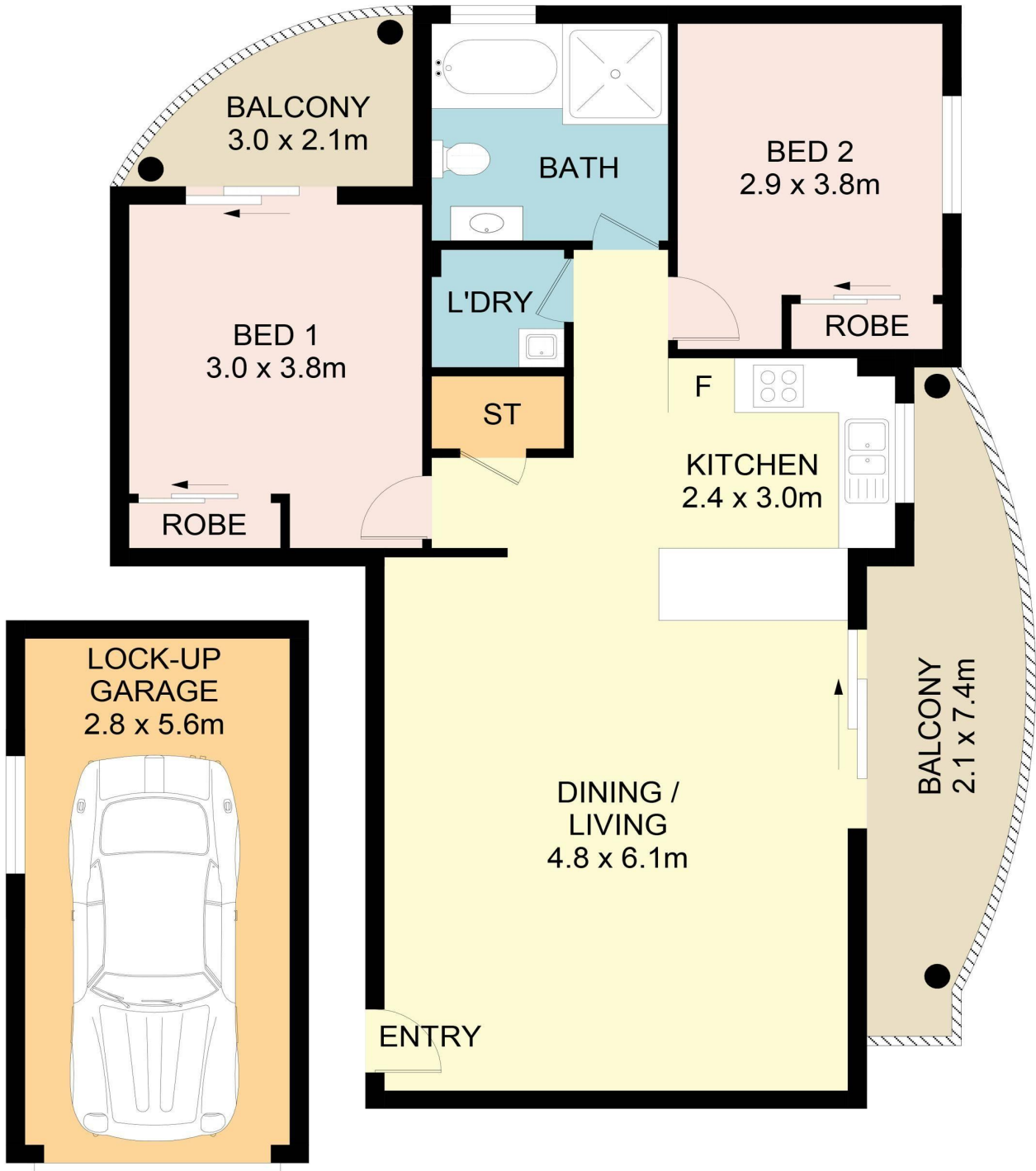
42 South Street, GRANVILLE NSW 2142

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9/27-31 Memorial Avenue, Merrylands



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DISCLAIMER: No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.

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