

3/39 Earl Street, Merrylands

Spacious First Floor Unit

Opportunities like this don't come around often! This well-maintained first floor unit offers comfort, convenience, and lifestyle in one of the area's most sought-after locations.

Features:

- 2 spacious bedrooms, main with built-in wardrobe
- 2 modern, updated bathrooms
- Open-plan kitchen and dining with balcony access
- Fully tiled throughout for low-maintenance living
- Split-system air conditioning
- Secure single car space
- Total area Approx. 116 sqm
- Outgoings (approx. per quarter): Strata: \$1,231, Water: \$181, Council: \$268

Whether you're looking to invest or move in, this property is a must to inspect. Affordable, spacious, and ideally located – opportunities like this don't come often!

Enquire now – won't last long!

- ****All offers must be in writing****

Please be aware that all inquire a contact number and email address.

2 2 1

FOR SALE
\$499,000

VIEW
By Appointment

AGENTS
Vinh Tran
0405 137 123
vinh@ljhcabramatta.com.au

AGENCY
LJ Hooker Cabramatta
(02) 9726 5566

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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Inquiries that do not have this information will not receive a response. All information contained therein is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own inquiries. Virtual/styling furniture may have been used.

MORE DETAILS

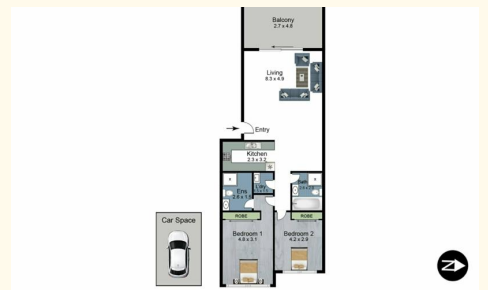
Property ID 1EYJF8S
Property Type Unit
Land Area 116 m2

Vinh Tran 0405 137 123

Senior Sales Executive | vinh@ljhcabramatta.com.au

LJ Hooker Cabramatta (02) 9726 5566

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3/39 Earl St
Merrylands 2160

Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and completeness. For more information, please contact your agent.

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