

9/29-31 Memorial Ave, Merrylands, NSW 2160

Sold - 6/05/2025

Unit 2  1  1 



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
- * 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  $\frac{1}{2}$ inspect today and make it yours!

Open for Inspection

By Appointment.

Listed By

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