

11/30-36 Memorial Avenue, Merrylands, NSW 2160



Unit For Sale

Thursday, 4 January 2024

11/30-36 Memorial Avenue, Merrylands, NSW 2160

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

JUST LISTED | PRIME LOCATION!

We are pleased to present 11/30-36 Memorial Avenue, Merrylands by award winning agent Vedant Agrawal and Rudra Aggarwal. Proximate to the verdant embrace of local parks, the convenience of nearby shops and the seamless connectivity facilitated by a nearby bus stop, and Merrylands Train station, this location seamlessly intertwines the beauty of nature, retail accessibility, spiritual solace, and efficient public transportation. WHAT WE LIKE ABOUT THE PROPERTY:- Two generously sized bedrooms adorned with built-in wardrobes and ceiling fans for enhanced comfort- An inviting open-plan living and dining area that fosters a sense of spaciousness and modern living- U-Shaped kitchen equipped with high-quality gas cooking facilities, combining functionality with style- Renovated apartment with down-lights and near new bamboo floors - Expansive covered balcony offering dual access from both the bedroom and living area, perfect for relaxation and entertaining- Enjoy year-round comfort with the convenience of a split-system air conditioning system- Privileged top-floor location, providing an elevated perspective and added natural light- Secured lock-up garage as good as 1.5x the size for peace of mind and hassle-free parking- Serenely positioned at the quiet rear of the building, ensuring a peaceful and private living environment- Ideally situated in a prime location, within walking distance to shops and the train station- Proximity to local parks, efficient transport options, and a variety of shops, enhancing the overall convenience and lifestyle appeal- Spacious balcony over-looking the serene park - Full brick apartment building for added peace of mind and structural integrity of the building This property is ideal for first home buyers and savvy investors and will not last long! Contact Vedant Agrawal on 0490 173 525 or Rudra Aggarwal on 0435 325 850 to arrange an inspection or for further details. Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information, and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own inquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.