

**12/502-504 Merrylands Road, Merrylands, NSW
2160**



Unit For Sale

Thursday, 9 May 2024

12/502-504 Merrylands Road, Merrylands, NSW 2160

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 105 m2

Type: Unit



Paulette Ghaleb

0296378555

\$479,000

Set within easy reach to most amenities, this unit offers an attractive spacious and open plan layout that is well-proportioned and further enhanced by a generous north facing balcony. Whether you are a first home buyer, investor or simply wanting to downsize, this unit ticks all the right boxes! Notable features include: * Two bedrooms with built ins * Good size north facing balcony * Spacious open plan living and dining area * Neat kitchen * Bathroom with separate shower and bath * Internal laundry * Security Intercom * Covered security parking * Total Area: 105 sqm including balcony and parking * Set within 150 metres approx. to local shops and eateries including IGA * Also, within easy reach to schools, bus transport and other amenities * Minutes' drive to Parramatta CBD, Westmead Medical Precinct and M4 Motorway Access * Ideal first home or investment opportunity