

**15/197-199 Woodville rd, Merrylands, NSW 2160**



## **Apartment For Sale**

Tuesday, 30 April 2024

15/197-199 Woodville rd, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Moustafa El  
0295233222

**\$469,000 - \$499,000**

Presenting a modern 2-bedroom, 2-bathroom top-floor abode that exudes elegance and comfort. Located in the heart of Merrylands, this stunning residence offers the epitome of modern living. High Points- 2 bedrooms with built in robes, brand new carpet and 2nd with access to the balcony- Master featuring private ensuite tiled to ceiling- Modern open plan kitchen boasting sleek stone benchtops and gas cooking to elevate your culinary experience- Main bathroom offering shower and separate bath tub- Hardwood flooring throughout the open living and dining adds warmth and charm- Great sized balcony offering panoramic district views- Comfort items include Security intercom, Split System A/C, Ceiling fans and internal laundry- Your peace of mind is assured with a basement lock-up garage, providing secure parking for your vehicle and an additional storage cage for all your belongings- Embrace the lifestyle you deserve with nearby parks, shops, schools and transport all within easy reach as well as being only approx. 4km to the vibrant Parramatta CBD. Don't miss this opportunity to make this top-floor apartment your perfect first home or investment with healthy returns on offer.