

**6/43-49 Memorial Avenue, Merrylands, NSW 2160**



**Sold Unit**

Thursday, 22 February 2024

6/43-49 Memorial Avenue, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 106 m2**

**Type: Unit**



Paulette Ghaleb  
0296378555

**\$478,000**

Set within minutes' walk to the Station & Shops, this lovely unit offers an attractive open plan layout that is well-proportioned and further enhanced by two good size balconies. 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 (main with built ins and balcony) \* Open plan living and dining \* Neat kitchen with gas cooking \* Bathroom with separate shower and bath \* 2nd separate toilet \* Internal laundry \* Large east street facing balcony off the living area \* Security Intercom \* Lock up garage \* Total Area: 106 sqm including garage & balconies \* Set within 650 metres approx. to Merrylands Station & Shops \* Also within easy reach to Parks, Schools and other amenities Please Note: Some images have been digitally modified and include virtual furniture.