

**7/36 Memorial Avenue, Merrylands, NSW 2160**



**Sold Unit**

Tuesday, 3 October 2023

7/36 Memorial Avenue, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 104 m2**

**Type: Unit**



Rowan Thredgold  
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**\$476,000**

This recently refreshed solid full brick, concrete slab 2 bedroom security unit features dual aspects with cross ventilation & an elevated ground floor position with minimal stairs. Perfect for first home buyers, downsizers or investors, it is situated in a convenient locale within a short stroll to Stockland shopping town, railway station, multiple schools, bus stops, parks, restaurants & cafes. It boasts:- Defined lounge & dining areas- Laminate timber flooring & freshly painted throughout- Modern kitchen with gas cooking, stainless steel appliances & plenty of cupboard space- Full size fully tiled main bathroom with shower, bathtub, new vanity & toilet- Large undercover balcony with access from living area- Two good size bedrooms with built in robes to both- Second balcony off main bedroom with northerly aspect- Large internal laundry with new second toilet- Single lock up garage with undercover access