

12/30 Memorial Ave, Merrylands, NSW, 2160



Unit For Sale

Saturday, 14 September 2024

12/30 Memorial Ave, Merrylands, NSW, 2160

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Vedant Agrawal

1300082473

SECURE, PEACEFUL & PERFECTLY POSITIONED !

We are pleased to present 12/30-36 Memorial Avenue, Merrylands by award winning agent Vedant Agrawal and Harshdeep Sarao.

This property offers the perfect mix of peace and practicality. Situated close to lush parks, within walking distance to local shops, and with easy access to public transport via nearby bus stops and Merrylands Train Station, it ensures a seamless lifestyle. Enjoy the tranquility of nature, the convenience of nearby shopping, and stress-free commuting, all from the comfort of a well-positioned home. Whether you're relaxing at home or heading out, this location provides everything you need for modern, connected living.

WHAT WE LIKE ABOUT THE PROPERTY:

- Two generously sized bedrooms, each equipped with built-in wardrobes, offering ample storage
- Open-plan living and dining area, creating a spacious and modern environment for everyday living
- Sleek U-shaped kitchen with premium gas cooking appliances, blending style with functionality
- Stay comfortable year-round with split-system air conditioning
- Top-floor location, providing enhanced privacy, abundant natural light, and serene views
- Spacious east facing balcony accessible from both the bedroom and living area, ideal for relaxation or entertaining guests
- Secure lock-up garage, offering safety and peace of mind
- Quietly situated at the rear of the building, ensuring a tranquil and private living experience
- Conveniently located within walking distance to shops, public transport, and parks, making daily life easier
- Full brick construction, ensuring structural integrity and long-lasting durability

Perfect for growing families or savvy investors this property is one not to be missed !

Contact Vedant Agrawal on 0490 173 525 or Harshdeep Sarao on 0426 786 569 to arrange an inspection or for further details.

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