



SOLD

AS NEW LIFESTYLE APARTMENT IN PREMIUM LOCATION & QUALITY ALAND DEVELOPMENT

Welcome to your dream home from renowned developer ALAND! FIND YOURSELF IN A BETTER PLACE ! Following the RBA's cash rate cut today, 20/2/2025, this premium investment has just become more appealing.

Positioned in a prime location presenting Ease, Comfort & Privacy. Great natural light filled, free-flowing Gladstone Village masterplanned apartment, providing a perfect first home or a great investment.

Find yourself in a better place! Buy into this boutique, quality-built gem. Boasting a prime location, great layout, bright sun-bathed interiors, a great combined living and dining room which flows effortlessly onto a private covered balcony ideal for entertaining or relaxing after a hard day at work.

Nestled within communal spaces and open parklands, just steps to Merrylands Train Station & bus interchange, Stockland Merrylands, and numerous schools. This property presents as new, and is an exceptional opportunity for the astute buyer.

Rates per quarter:
Strata - \$905.10
Council - \$430
Water - \$175.98

YOU'LL LOVE:

- +luxury and convenience merge in this vibrant community situated in a Prime Location in the heart of a flourishing suburb neighbouring Parramatta
- + Masterplanned by ALAND with modern features and finishes
- + Roof top entertaining area, with BBQ facilities and swimming pool
- + Ground Floor Gym, retail & childcare being opened on level 1
- + Modern kitchen with stone benchtops, quality stainless steel Fisher & Paykel appliances, gas cooking, ample storage and great ventilation and light
- + Large tiled and covered private balcony, ideal for outdoor relaxing and entertaining
- + Spacious bedrooms with built-in robes

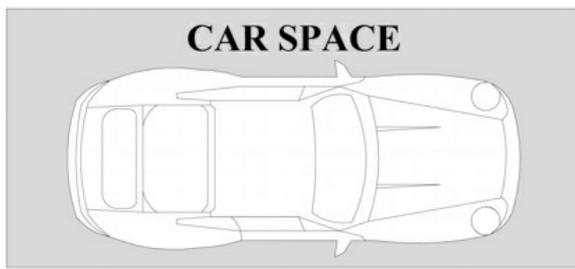
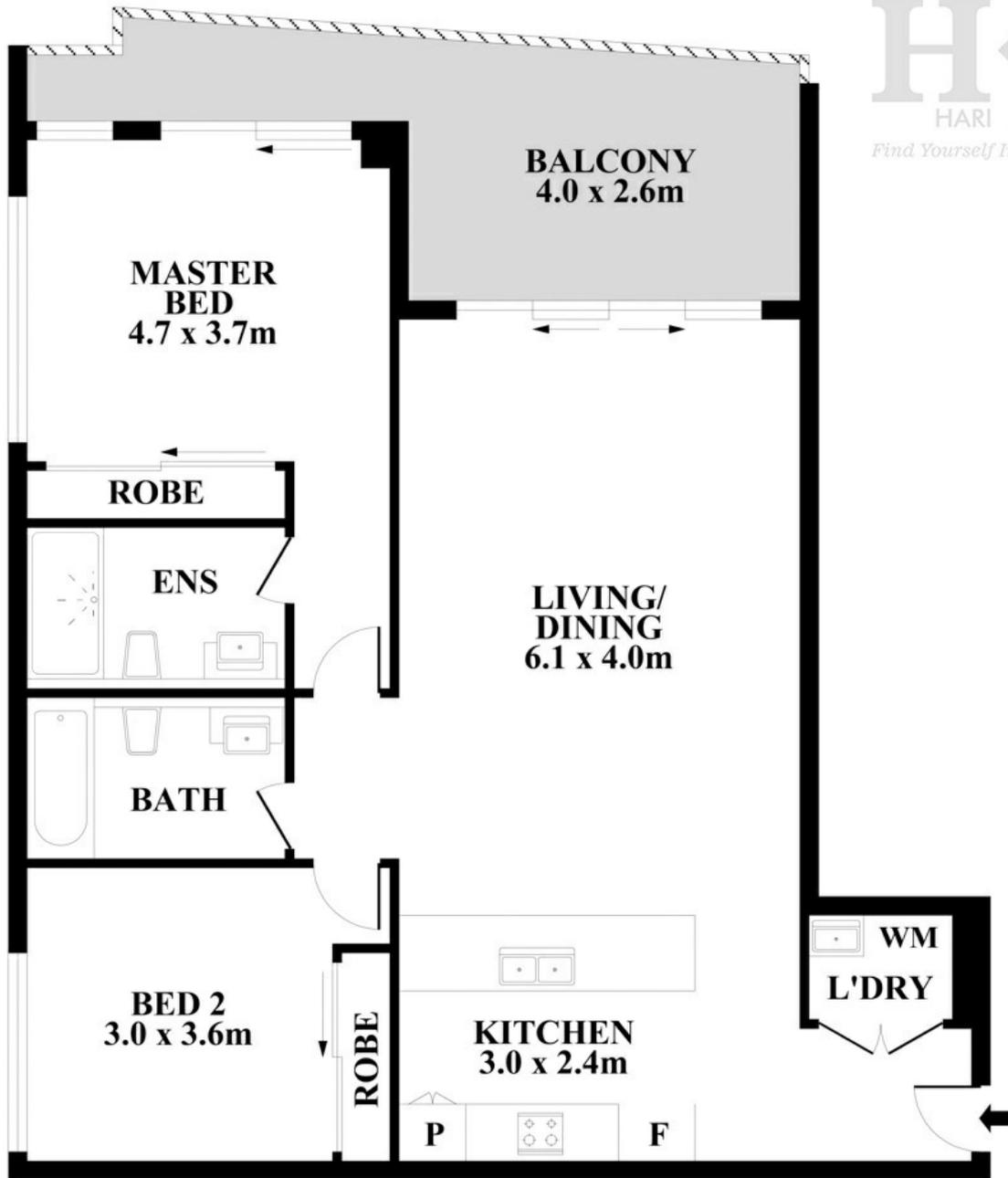
2 BED | 2 BATH | 1 CAR

PRICE:
\$650,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Plans shown are for presentation purposes only and not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference interested parties should make their own inquiries using independent sources.

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