

## FOR SALE

### AS NEW LIFESTYLE APARTMENT IN PREMIUM LOCATION & QUALITY ALAND DEVELOPMENT

Welcome to your dream home from renowned developer ALAND! Positioned in a prime location presenting Ease, Comfort & Privacy. Great natural light filled, free-flowing Gladstone Village masterplanned apartment, providing a perfect lifestyle for a couple 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 - \$817.85  
Council - \$372.00  
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 luxury features and finishes with great views
- + Roof top entertaining area, with BBQ facilities and swimming pool
- + Ground Floor Gym, retail & childcare opening 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 bedroom with built-in robes
- + Bathroom with floor to ceiling tiling
- + Separate internal Laundry, storage, clothes dryer
- + High ceilings, Actron reverse-cycle ducted aircon with gas point in lounge
- + Secure underground car parking with remote access, storage cage and EV Charging facility,

1 BED | 1 BATH | 1 CAR

#### PRICE:

Contact Agent

#### OPEN FOR INSPECTION:

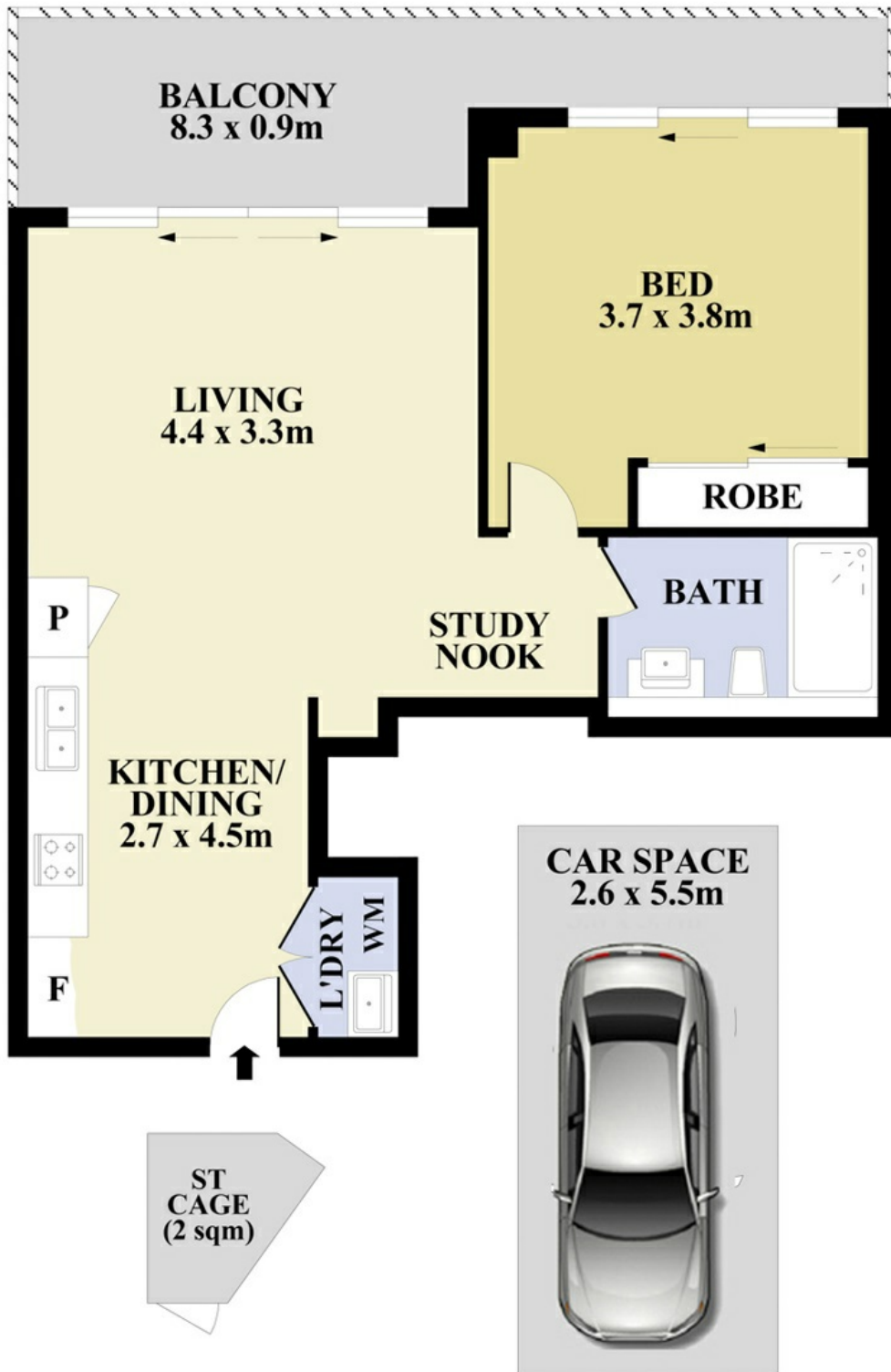
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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.

210/288 Pitt Street, Merrylands