

# FOR SALE

## YOUNG - SPACIOUS - NORTH FACING - TOWNHOUSE STYLE – SOLID DOUBLE BRICK APARTMENT

Conveniently located, this freshly painted, sun-filled dual level Apartment, with new floorboards offers modern and peaceful living. With a bus service at your doorstep, and Parramatta, Merrylands and Granville stations only minutes away, you'll enjoy a perfect family home with everything within easy reach. It's also a great investment with unit prices forecast to rise some 8.7% this year and potential rental of \$800 - \$880 per week.

The covered balconies off every bedroom and living, with district panoramic views from its elevated position, gives the whole family and friends abundant privacy, space and entertaining options.

Your new home is tucked away quietly at the back of this small 21 unit complex for peace and privacy with car entry from the side street, and 2 secure parking with remote access and a large storage cage.

**COME AND SEE FOR YOURSELF: FIND YOURSELF IN A BETTER PLACE!!!**

- Space & Quality: A great layout, sun-drenched throughout, new floorboards and freshly painted, generous size bedrooms, solid double-brick construction with concrete slab floors.
- Outlook: 4 covered balconies capturing district and panoramic north-facing views to Granville Park, Parramatta CBD and beyond for an entertaining and relaxing haven.
- Each of the three oversized sun-drenched bedrooms feature their own private balcony.
- Gas Kitchen, with stone benchtop and ample storage
- Three well-appointed bathrooms (including master ensuite), two secure side-by-side car spaces, and a dedicated storage cage.
- Transport: Bus stop directly outside (7 mins to Parramatta Station). Just a 3-minute drive to Merrylands train Station and 4 minutes to Granville Station.
- Parks: A mere 2-minute stroll to the beautiful Granville Park. Short drive to Holroyd Gardens, Central Gardens and Merrylands Park.
- Shopping & Dining: Walking distance to Aldi, local cafes, and a major hub of international food chains (McDonald's, KFC, Oporto, Pizza Hutt, Dominos) and gourmet local eateries. Stocklands Merrylands is just a 5 minutes (2.1kms) drive.

**3 BED | 3 BATH | 2 CAR**

**PRICE:**

Contact Agent

**OPEN FOR INSPECTION:**

Apr 4 at 11:00am - 12:00pm

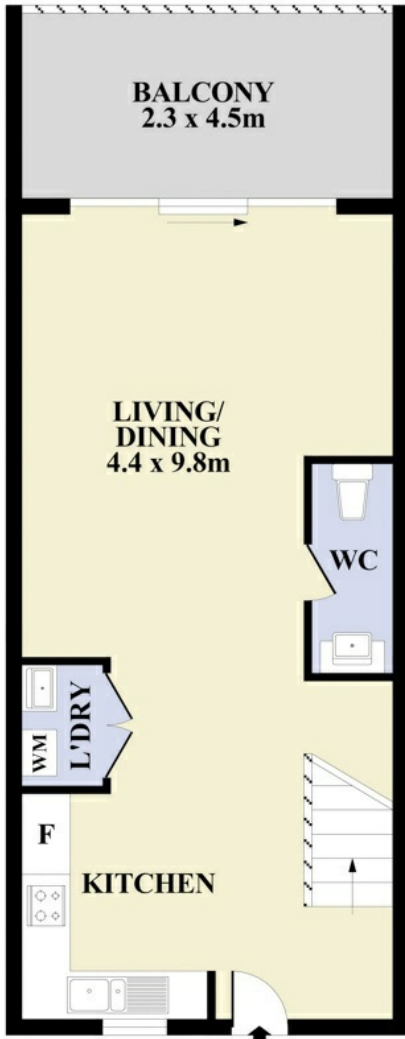


**Arjun Bhandari**

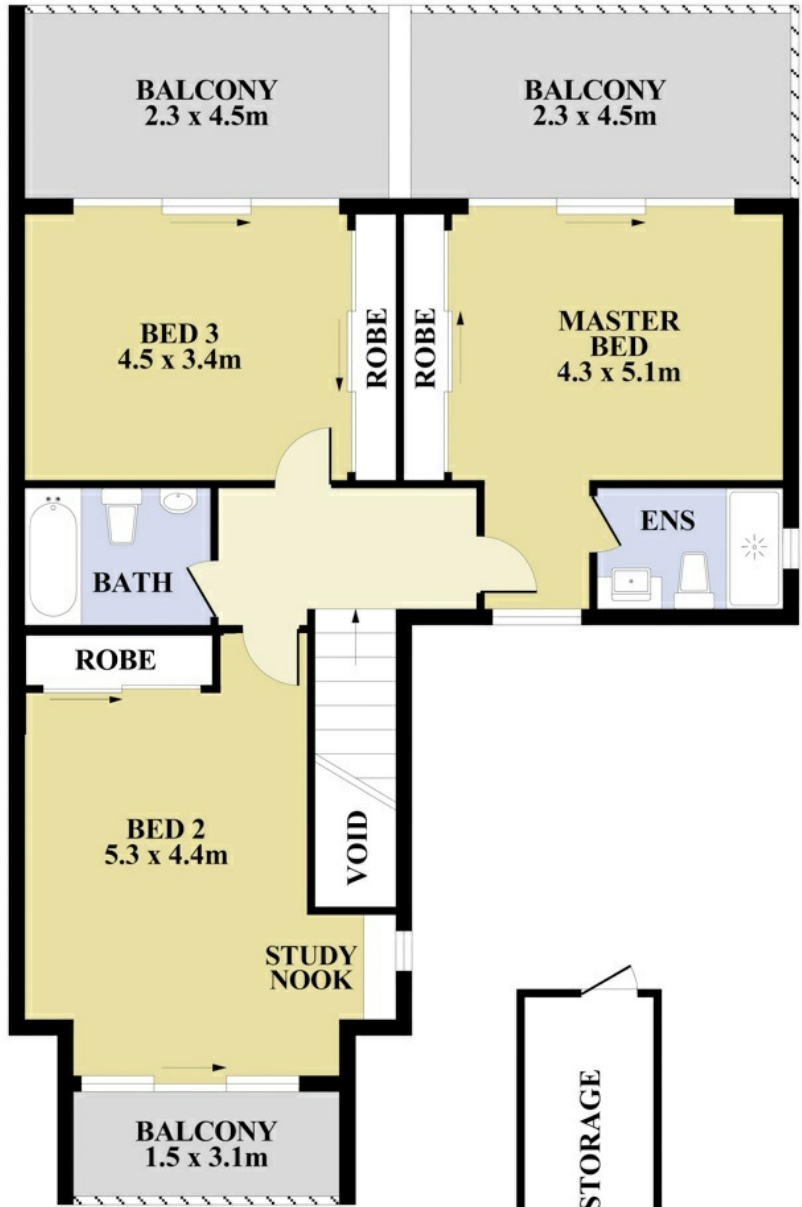
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GROUND LEVEL



FIRST LEVEL



**FIND YOURSELF IN A BETTER PLACE**

**CALL HARI 0404 558 654**

**WANTED PROPERTIES: "WE HAVE BUYERS"**

**FREE PROPERTY MARKET APPRAISALS:**

**JUST TEXT YOUR ADDRESS TO 0404 558 654**

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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