

FOR SALE

AS NEW, BOUTIQUE APARTMENT, WITH RESORT STYLE DESIGNER LIVING, IN PREMIUM LOCATION.

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

We're delighted to present your luxury home from renowned developer ALAND! Positioned in a prime location, your new home presents Convenience, Comfort & Privacy. This free-flowing Gladstone Village masterplanned apartment, with great natural-light filled interiors, premium resort-style amenities, and on-site manager, provides a perfect family home AND a GRAND investment.

This property presents as new, and is an exceptional opportunity for the astute buyer. Find yourself in a better place!!! Buy into this boutique, quality-build gem. With 3 spacious bedrooms, study area, dual secure parking and multiple living areas including a private covered balcony ideal for entertaining or relaxing after a hard day at work.

Your flawlessly appointed premium new home is nestled within communal spaces and open parklands, just steps to Merrylands Train Station & bus interchange, Stockland Merrylands, and numerous schools.

Luxury and convenience merge in this vibrant community situated in a prime location of the heart of a flourishing suburb, and neighbouring Parramatta (6 min drive). Families with children will particularly appreciate the availability of numerous parks, recreational & outdoor picnic areas, such as Merrylands Park, Central Gardens, Granville Park, and Holroyd Gardens at your doorsteps.

Rates per quarter: Strata - \$1,279.05 Council - \$393.00 Water - \$179.90

INSPECT TO APPRECIATE & YOU'LL LOVE:

- + Masterplanned by ALAND with modern features and finishes
- + Resort-style facilities : Roof top entertaining area, with BBQ facilities and swimming pool
- + Complex has Gym, Italian Café Restaurant, local grocer, Barber & a renowned Childcare

3 BED | 2 BATH | 2 CAR

PRICE:
Offers Invited

OPEN FOR INSPECTION:
N/A



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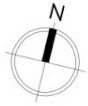
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LEVEL 7



BASEMENT 4



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.



713/5 Gladstone Street, Merrylands

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.