



Merrylands



Modern Living in the Heart of a Connected Lifestyle Precinct

"Modern Living. Everyday Convenience."

Whether you're a first-home buyer entering the market, a professional seeking convenience, a downsizer looking for low-maintenance living, or an investor searching for strong long-term growth potential, this beautifully designed 3-bedroom, 2-bathroom residence offers the perfect balance of comfort, lifestyle, and connectivity.

Thoughtfully designed to maximise natural light and functionality, this contemporary apartment features open-plan living and dining, seamless indoor-outdoor flow, and quality finishes throughout. Expansive glazing fills the home with natural light, while the spacious balcony creates the perfect space to relax, entertain, or enjoy the surrounding district views.

The modern kitchen integrates effortlessly with the living area and offers generous storage, quality appliances, and a practical layout designed for everyday living. The spacious bedroom includes built-in storage and provides a peaceful retreat, while the stylish bathroom combines comfort and contemporary design.

Residents enjoy access to exceptional communal facilities including rooftop recreation areas, outdoor entertaining spaces, children's play areas, and

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modern convenience

Price Contact Agent - 0494 721 387

Property Type Residential

Property ID 127750

Agent Details

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Office Details

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PROPERTY  GROUP

landscaped communal zones designed to enhance everyday living.

Conveniently positioned within one of Western Sydney's fastest-growing lifestyle precincts, residents enjoy easy access to:

- Merrylands Train Station & Bus Interchange
- Stockland Shopping Centre
- Parramatta CBD
- Westmead Hospital Precinct
- Western Sydney University
- TAFE NSW
- Holroyd Gardens & Local Parks
- CommBank Stadium
- Sydney Olympic Park
- Sydney CBD via direct transport links
- Local cafés, restaurants, supermarkets, and specialty retailers

Offering an exceptional combination of lifestyle, convenience, and future growth potential, this is an outstanding opportunity to secure a quality residence in a thriving and well-connected community.

Key Features:

- Spacious 3-bedroom, 2-bathroom floorplan
- Open-plan living and dining area
- Light-filled interiors
- Contemporary kitchen with quality finishes
- Generous bedroom with built-in wardrobe
- Stylish modern bathroom
- Private balcony for indoor-outdoor living
- Air conditioning throughout
- Secure residential building
- Rooftop communal and recreation spaces
- Retail, dining, and everyday conveniences at your doorstep
- Moments from transport, education, and employment hubs
- Ideal for first-home buyers, professionals, downsizers, and investors

This is an opportunity not to be missed.

For more information or to arrange a private inspection, contact:

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