



Merrylands



## Discover Your dream apartment in Vibrant Merrylands

Welcome to Property1Group's exclusive selection of luxury apartments in the heart of Merrylands. Each residence is designed with meticulous attention to detail, using high-quality materials to complement your modern lifestyle.

### Bright and Inviting Living Spaces

Step into a world of light-filled, open-plan interiors that invite you to add your personal touch. After a long day, you'll look forward to coming home to a space that's as relaxing as it is stylish.

### A Home for Every Need

Whether you're a first-time buyer, downsizing, or seeking a solid investment, our apartments offer something for everyone. Blending contemporary features with classic design, these homes are perfect for any stage of life. Plus, Merryland's promising growth makes it an exciting place to live.

### Prime Location Advantages

- **Family-Friendly:** Enjoy proximity to top-rated schools within a 5km radius.
- **Convenient Commutes:** Just 2.8km from Parramatta, with easy access to major amenities.
- **High Rental Demand:** With 45% of Merryland residents renting, it's a

2 Beds 2 Bath 1 Car

**Price** Your New Luxury Apartment Awaits!

**Property Type** Residential

**Property ID** 29285

### Agent Details

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### Office Details

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**PROPERTY GROUP**

strong investment opportunity.

- **Unmatched Convenience:** Right across from Stockland Shopping Centre and only 350m from the train station.
- **Educational Hub:** A short 300m stroll to the Merryland Library.

#### Exceptional Features

- **Stylish Hybrid Flooring:** Combining the elegance of wood with the durability of laminate.
- **Comfort Year-Round:** Ducted air conditioning for the perfect climate all year.
- **Enhanced Security:** Video intercom and CCTV cameras for your peace of mind.
- **Modern Touches:** Frameless shower screens and high-quality finishes throughout.

#### Why Merryland?

Positioned at the forefront of growth and infrastructure development, Merryland offers a dynamic and convenient living environment. Whether you're starting a property journey, expanding your investment portfolio, or finding your forever home, Property1Group has the ideal apartment for you.

#### Act Fast—These Opportunities Are Going Quickly!

To know more about this property or to book a private inspection.

Contact:

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Email: [jason.ahmad@property1group.com.au](mailto:jason.ahmad@property1group.com.au)

Please feel free to call, email, or text me for any further help or with questions about the buying process. Helping you find the home of your dreams is what I do! We're Here For "YOU"

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