

Just Listed

Merrylands



**2 bedrooms plus large media room with north east facing aspect with city and Parramatta views in the heart of Merryland.**

**Call Deepin on 0422973729 To Book An Inspection**

Your Stylish Sanctuary Awaits in Thriving Merryland Property1Group is proud to present its exceptional collection of apartments in Merryland.

We've meticulously crafted these residences with high-quality, long-lasting materials to seamlessly blend with your lifestyle.

Light-Filled Comfort The apartments boast bright, airy layouts that provide a perfect canvas for your personal touch.

Imagine stepping into your haven and unwinding after a long day – a moment to truly look forward to.

A Perfect Fit for All Whether you're downsizing, a first-time buyer, or an investor, Merryland offers something special. These stylish apartments combine modern features with timeless design, creating an ideal place to call home. Plus, the vibrant suburb is poised for exciting growth.

This two bedroom plus large media room is one of the perfect apartment for a family or investor who is looking for good rent.

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Luxury Apartment! Call

**Price** 0422973729 For  
Inspection!

**Property**  
**Type** Residential

**Property**  
**ID** 34424

#### Agent Details

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**PROPERTY**  **GROUP**

With north east facing aspect your apartment will never be deprived of good sunlight.

A spacious L- Shaped balcony is perfect for extra space for entertainment with great city and Paramatta views.

### **Prime Location**

- **Excellent Schools:** Numerous schools are within a 5km radius, perfect for families.
- **- Close to Parramatta:** Just 2.8km from the heart of Parramatta.
- **- High Rental Demand:** With 45% of Merryland residents renting, this presents a great investment opportunity.
- **- Unbeatable Convenience:** Located directly opposite Stockland Shopping Centre and just 350m from the train station.
- **- Learning Hub:** 300m from the Merryland Library, fostering a love of learning.

### **Premium Inclusions**

- **- Stylish Hybrid Flooring:** Enjoy the warmth of wood with the durability of laminate.
- **- Year-Round Comfort:** Ducted air conditioning keeps you cool in summer and warm in winter.
- **- Peace of Mind Security:** Video intercom and CCTV cameras in the basement provide added security.
- **- Sleek Design:** Frameless shower screens add a touch of modern elegance.
- **- High-Quality Throughout:** Expect only the best materials and finishes throughout your apartment.

**Merryland: A Place to Thrive** With its close proximity to major growth corridors and infrastructure projects, Merryland is an ideal location for anyone seeking a vibrant and convenient place to live. Whether you're starting your property journey, building your investment portfolio, or searching for your forever home, Property1Group has the perfect apartment waiting for you in Merryland.

**Selling Fast This beautiful Opportunity is not to be missed..! Call now to book an inspection**

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**Prospective purchasers are advised to carry out their own investigations.**

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