

**6/12 Treves St, Merrylands, NSW, 2160**

**CENTURY 21**

**Apartment For Sale**

Thursday, 9 January 2025

6/12 Treves St, Merrylands, NSW, 2160

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Ero Davarias  
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## **SPACIOUS 3-BEDROOM UNIT IN PRIME LOCATION – PERFECT FOR FAMILIES AND PROFESSIONALS!**

Positioned in the vibrant heart of Merrylands, this modern 3-bedroom, 2-bathroom unit with a single-car garage is a fantastic opportunity for families, professionals, or investors. Offering a thoughtful layout and contemporary finishes, this home combines comfort, convenience, and style. Situated within walking distance to Merrylands Stocklands Shopping Centre, you'll have easy access to a range of shops, cafes, restaurants, childcares, public and private schools as well as local amenities.

### **Key Features:**

- \* Three generously sized bedrooms with built-in wardrobes, including a master with an en-suite.
- \* Two bathrooms, beautifully appointed with modern finishes.
- \* Bright and airy open-plan living and dining area, flowing seamlessly to a private balcony.
- \* Good size kitchen with quality appliances, dishwasher, and ample storage and dining area.
- \* Single-car garage – secure parking with additional visitor parking available. \* Convenient internal laundry and intercom access for added security.

### **Walking distance to local amenities:**

- \* Merrylands Stocklands, childcare centers, primary & high schools, parks, and cafes.
- \* Public transport nearby – easy access to buses and
- \* Merrylands train station.
- \* Ideal for families and professionals – a peaceful yet central location.
- \* Potential rental – \$700.00 per week
- \* Enjoy the ease of everyday living with everything you need just moments away