

**13/68-70 Newman Street, Merrylands, NSW 2160**

Laing+Simmons

## House For Sale

Wednesday, 8 January 2025

13/68-70 Newman Street, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Taz Singh

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## Just Listed

Laing + Simmons are delighted to bring to the market a fantastic opportunity for first home buyers. Superbly nestled within a secure complex, surrounded by lush greenery and manicured gardens, this top floor apartment offers the ideal balance of space, privacy and easy-care lifestyle. Granting uninterrupted parkland views, from the exclusive balcony, presents a rare prospect for affordable resort style living. Property Features:

- Two generous bedrooms, master with private ensuite and second showcasing balcony access
- Two bathrooms, main featuring an indulgent bathtub and shower, and internal laundry with drier
- Open plan living and dining zones, seamlessly connecting to the private balcony and kitchen area
- Bright kitchen revealing gas cooktop, stainless steel appliances, stone benchtops and large pantry
- Expansive private top floor balcony, granting tranquil views of the parklands, perfect for entertaining
- Single secure lock up garage located in basement carpark with easy access to complex
- Additional features include, new split system air-conditioning, tiled flooring, intercom system, new carpets to bedrooms, mirrored built in robes, freshly painted interiors plus more!

Location Highlights

School/Education

- Merrylands East Public School – (approx.) 1km
- Merrylands High School – (approx.) 2.3kms
- TAFE Grandville – (approx.) 2.6kms

Shops & Recreation

- Stockland Merrylands – (approx.) 1km
- Westfield Parramatta – (approx.) 3.5kms
- Grandville Park (water playground) (approx.) 2.2kms
- Merrylands RSL – (approx.) 700m

Medical & Transportation

- Westmead Public Hospital – (approx.) 4.7kms
- My health Merrylands – (approx.) 1km
- Bus transportation – (approx.) 350m
- Merrylands Train Station – (approx.) 1.7kms

For more information regarding this fantastic opportunity, contact Taz Singh (0448 703 834) and Prashant Kathuria (0433 263 703) to assist you further with your enquiries.

Disclaimer: The information provided above has been obtained from sources deemed reliable, but we do not guarantee its accuracy. Prospective buyers are advised to make their own inquiries and assessments.