

7/40-42 Addlestone Road Merrylands NSW

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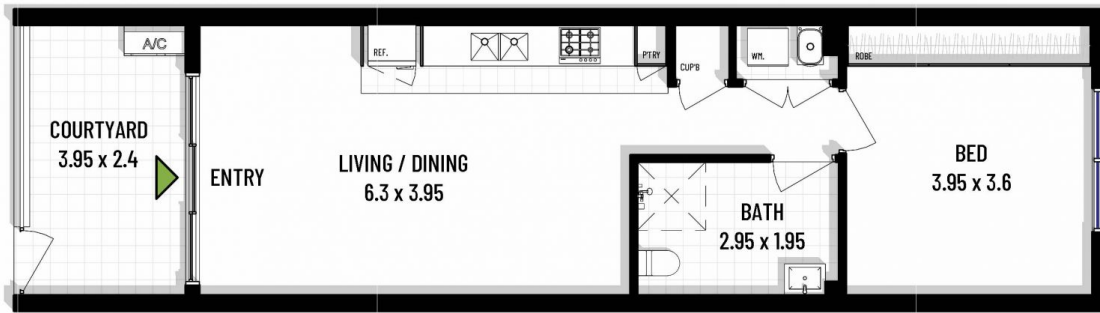
Ideally located for low stress living and easy commuting with parks, cafes, eateries, shops and transport nearby. This generous North-facing courtyard apartment with parking in the contemporary "Aran Place Apartments" security complex ticks all the boxes for first home buyers, downsizers or investors. Quiet and private yet ultra convenient, the apartment is around the corner from Kings Park and Parramatta buses, 10 minutes stroll to Merrylands town centre with its cosmopolitan eateries, Stocklands Shopping Mall, services and train station and 10 minutes drive or two train stops to Parramatta CBD, shopping and entertainment. Completed in 2019 and immaculately maintained, this welcoming apartment is ready to move straight in or rent out with high tenant demand and

[For full version visit the website](https://www.rogermickhail.com.au)

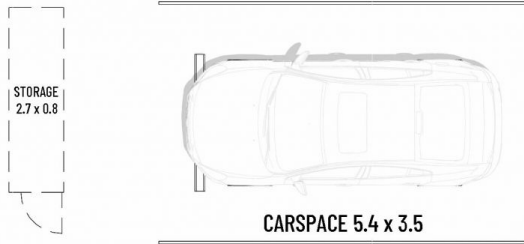
**Type** : Apartment  
**Price** : Contact Agent  
**Building Size** : 75 sqm  
**View** : <https://www.rogermickhail.com.au/81639>  
 75



**John Lagounaris**  
 02 9713 5900



**FLOOR PLAN**



0 1 2 3 4m

**roger m**  
**mickhail**

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The site plan and floor plan are not to scale; measurements are indicative and in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Apartment Floor Area Approx: 60m<sup>2</sup>  
Parking & Storage Area Approx: 15m<sup>2</sup>  
Total Area on Title Approx: 75m<sup>2</sup>