

**403/2 Wayman Pl, Merrylands, NSW, 2160**

**Sold Apartment**

Friday, 22 September 2023



403/2 Wayman Pl, Merrylands, NSW, 2160

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## STYLISH APARTMENT WITH STUDY IN CENTRAL AND CONVENIENT LOCALE

This one-bedroom apartment offers a light-filled elevated position with surprising space and delightful outlook. A modern design features a combined lounge/dining kitchen area, opening onto a balcony with leafy green urban views and prime westerly aspect. The generous bedroom has built ins and access to balcony, while the study complete with window makes working from home a viable option.

The Merrylands locale is convenient, moments from local shops restaurants and Stocklands Merrylands Shopping Centre. Public transport is readily available with trains to Parramatta and the CBD, plus the M4 is close-at-hand. An excellent opportunity to break into the Sydney property market and make the most of luxury apartment living in a central and growing hub.

One bedroom apartment of 85sqm on level floor of designer security building  
Combined living/dining/kitchen with natural light and stylish fittings  
Sliding doors to west-facing balcony with leafy urban outlook  
Chic gas kitchen with stone benchtop and superior appliances  
Bright generous bedroom with built-in robe and access to balcony  
Elegant fully tiled bathroom with bathtub and separate shower  
Oversized security car space of 18sqm, internal laundry, air conditioning  
Close to local Merrylands shops, restaurants and all amenities  
Near Stocklands Merrylands with food outlets, retail, Big W, Kmart, JB HI FI  
Walk to Merrylands station with trains to Parramatta & CBD; easy access to M4  
Excellent opportunity for first home buyers, young professionals or savvy investors