

10-12 Paton St, Merrylands West, NSW 2160



Apartment For Sale

Thursday, 16 May 2024

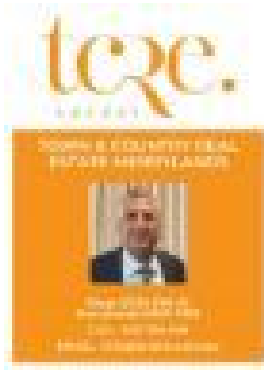
10-12 Paton St, Merrylands West, NSW 2160

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Apartment



Elie Kaltoum
0298977466

\$509,999 - \$529,999

Set in a well-established full-brick complex, this home that will suit those looking for a larger than average apartment. Come inside and be impressed, 9/10-12 Paton St features generous sized open plan lounge with separate dining and an ultra-modern kitchen with stone benchtops, two and a half bathrooms, 3 bedrooms with built in robes, plus an internal laundry. The apartment has plenty of large windows which fills the home with an abundance of natural sunlight, it also includes split system air conditioning, new tiled flooring throughout, as well as a big lock up garage. Located in a fantastic and convenient location close to schools, shops and transport (T2 Bus), in a very solid and well-kept security complex. A perfect opportunity for the investor, 1st home buyer or downsizing retiree. The rental market in Merrylands is soaring, this apartment could be rented and achieve upwards of \$580 P/W. This very well presented 3-bedroom apartment is ideally positioned on the top floor and has a large open balcony.* 3 bedrooms with built-in robe* Separate lounge and dining areas* Recently renovated giving it a modern feel* Eat-in kitchen plus internal laundry* Two and a half bath* Lock-up garage* Walk to T-Way, shops (Stockland), and school* Council: Approx \$315pq | Water: Approx \$163pq | Strata: Approx \$865pq **Any financial or investment advice provided by the Agent is of a general nature only, whose preparation does not take into account the individual circumstances, objectives, financial situation or needs of the person. You are advised to consult with your own independent financial and/or investment adviser. ** DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.