

**10/40-42 Birmingham Street, Merrylands, NSW**

**2160**

**Sold Unit**

Friday, 6 October 2023

10/40-42 Birmingham Street, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 85 m2**

**Type: Unit**



Rhett Langlands  
0415300015



Zeth Grant  
0296452400

**\$429,000**

John B. Grant Real Estate is proud to introduce 10/40 Birmingham Street, Merrylands to the market! Discover your new beginning in this charming two-bedroom apartment, nestled within a cozy, boutique complex of just 10 units. Whether you're a first-time homebuyer or an astute investor, this property offers the perfect entry point into the market. Featuring a well-appointed kitchen, a warm and inviting living area that seamlessly connects to a private balcony with serene views of lush greenery, and a generously sized internal laundry, this residence is both practical and convenient. Recent upgrades include newly installed hybrid flooring and a modern bathroom makeover, ensuring that your new home is move-in ready. To top it off, there's also a secure lock-up garage for your peace of mind. Located within a peaceful tree-lined street, you'll have the convenience of strolling to Holroyd Gardens Park and Stockland Mall shopping. With Merrylands shopping and its train station just a stone's throw away, as well as easy access to Parramatta's bustling CBD, this property offers a highly desirable and convenient lifestyle. Don't miss the opportunity to see for yourself what makes this property truly impressive – book your inspection today!

**Key Features:** Two bedrooms with built-in robes  
Separate living area with a private balcony surrounded by nature  
Spacious internal laundry  
Recently renovated bathroom  
Newly installed hybrid flooring throughout  
Secure lock-up garage  
Walking distance to shopping and public transportation.

Strata: \$863.00 per quarter (approximately). Council rates: \$345.00 per quarter (approximately). Water rates: \$175.00 per quarter (approximately)