

11/12 Merriville Road, Kellyville Ridge, NSW 2155



Unit For Sale

Wednesday, 3 April 2024

11/12 Merriville Road, Kellyville Ridge, NSW 2155

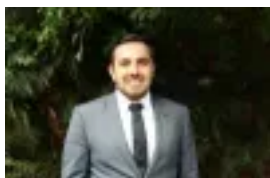
Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 81 m2

Type: Unit



Alex Georgiou
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Nick Bardon
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\$400,000 - \$440,000

Alex Georgiou & Nick Bardon of Elders Real Estate are proud to present 11/12 Merriville Road, Kellyville Ridge for sale. This well-maintained 1 bedroom, 1 bathroom apartment boasts a range of features that are sure to impress. Located on the first floor in a most convenient location of Kellyville Ridge, this is an opportunity not to be missed. A large kitchen with ample storage space makes cooking a breeze, split system air conditioning adds cooling plus heating options, carpeted floors throughout, & a prime location puts you within moments to public transport options. You'll also be close to Kellyville Ridge Primary School, Rouse Hill Town Centre + Metro, & public transport options. This property is ideal for first home buyers and downsizers alike, or for the astute investor looking to secure a low maintenance investment property with the potential of a high rental yield. Currently leased to an outstanding tenant at \$470 per week.

Property features:

- + 1 large bedroom with built-in wardrobe
- + Large bathroom
- + Expansive combined living & dining room with plenty of natural light
- + Split system air conditioning to living & dining room
- + Large kitchen with plenty of storage & gas cooking
- + Euro style internal laundry
- + Large alfresco style balcony

Location highlights:

- + 750m to Kellyville Ridge Public School
- + 850m to Connor Greasby Park
- + 160m to the Ettamogah & local shops
- + 290m to bus stops on Merriville Road and Transit way on Windsor Road
- + 1.3km to Rouse Hill Metro
- + 1.4km to Rouse Hill Town Centre

Contact Alex Georgiou: 0432 578 968
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Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Sizes, distances, and dimensions are approximate. Interested parties should rely on their own enquiries.