

11/43-49 Memorial Avenue, Merrylands, NSW 2160 **RayWhite**

Unit For Sale

Wednesday, 12 June 2024

11/43-49 Memorial Avenue, Merrylands, NSW 2160

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 120 m2

Type: Unit



Michael Azzi
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Mikayla Yaacoub
02 9897 1177

Price Guide: \$490,000 - \$510,000

What a location! Step outside, walk down the road and in a couple of minutes you are right in the Merrylands town centre, enjoying easy access to Stockland Mall and train station, making this unit perfect for an investor or first home buyer! This well looked after 2nd floor unit features 103sqm of living area and 120 sqm total area, 2 good sized bedrooms with built ins, main bedroom with a west facing balcony, modern kitchen with 40mm stone bench tops, gas cooking, modern bathroom with a spa bath, 2 x toilets, split system A/C, carpet throughout, spacious open plan lounge and dining area flowing out onto a large east facing sun drenched balcony, linen cupboard and a lock up garage for your car or storage. This unit will be sold before you get to think about it. Don't think to call Michael Azzi on 0416 155 001 to arrange your inspection today! Approx outgoings amounts: Strata: \$752.50 Per Quarter Water: \$178.42 Per Quarter Council: \$346.00 Per Quarter Ray White Merrylands ONLINE enquiry policy -All ONLINE enquiries received from this website require BOTH a day time phone number and email address. Incomplete enquiries will not be attended to."All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries."