

**13/12-18 Manchester Street, Merrylands, NSW 2160**



## **Sold Apartment**

Monday, 8 April 2024

13/12-18 Manchester Street, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 94 m2**

**Type: Apartment**



Tony Grgic Estate Agents

**\$460,000**

Nestled in the heart of a vibrant locale, positioned on top floor, this unit enjoys an enviable north-east aspect, inviting an abundance of natural light to filter through its interiors. The seamless fusion of contemporary design and functionality is evident throughout, with sleek floorboards adorning the floors, enhancing both aesthetics and ease of maintenance. Located in prime location, offering unparalleled convenience to its stylish interiors and potential for investment returns, this residence presents a compelling proposition for discerning buyers seeking a blend of comfort, convenience, and lifestyle appeal. Proximity to Stockland Centre further enhances the lifestyle appeal of this residence, providing residents with a plethora of shopping options, dining experiences, cafes, and eateries to explore at their leisure. Whether it's indulging in a gourmet meal or embarking on a shopping spree, the convenience of having such amenities nearby cannot be overstated. For those relying on public transport, buses and Merrylands railway station are just a stone's throw away, facilitating seamless commuting to various destinations. For those seeking outdoor recreation and relaxation, Holroyd Gardens presents an idyllic retreat just moments away from the property. With its lush green spaces, family-friendly picnic tables, and children's playgrounds, residents can bask in the tranquillity of nature without venturing far from home. Currently tenanted at \$480 per week, this property presents a lucrative investment opportunity with tenants who are keen to extend their stay, providing a steady rental income stream for savvy investors. Alternatively, for those looking to make this their own abode, the option to move in and enjoy the comforts of this well-appointed unit awaits.

- Solid brick construction
- Perfect for first home occupier or astute investor
- Currently rented at \$480 per week, expired lease
- Spacious interiors, 96 square meters on title
- North-east facing aspect, abundance of natural light
- Lock up garage
- Security entry
- Two balconies
- One common wall
- Unparalleled convenience, close proximity to essential amenities.