

**13/48-52 Neil Street, Merrylands, NSW 2160**



**Unit For Sale**

Tuesday, 23 January 2024

13/48-52 Neil Street, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



RAY WEHBE  
0296306666

**\$450,000 - \$480,000**

This recently renovated 2 apartment is located on the ground floor and is suitable for the investor or first home buyer. Features include: • 2 bedrooms with built in to both rooms • Modern kitchen • Freshly painted • New carpets throughout the apartment • Sunny Balcony • Gas cooking • Internal laundry • Second toilet • Security building • Lock up garage • A short walk to Stocklands Mall, parks, station, bus hub, and local schools! • Short drive to Parramatta CBD! • Potential Rental Return: approx \$500 per week • Strata: approx \$926 pq • Water: Rates: approx \$180 pq • Council Rates: approx \$346 pq Inspection by appointment or as advertised. For more details, please contact Ray on 0433 840 844. "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 inquiries"