

**18/27-33 Addlestone Road, Merrylands, NSW 2160**



**Sold Apartment**

Thursday, 7 March 2024

18/27-33 Addlestone Road, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 101 m2**

**Type: Apartment**



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**\$460,000**

Nestled in a serene and secure complex, this top-floor residence presents a rare opportunity for first-home buyers or savvy investors seeking an entry into the property market. Boasting a peaceful ambiance, this 2 bedroom haven overlooks lush greenery and has the benefit of being less than a 10-minute walk to Merrylands train and bus services, Stockland Merrylands, restaurants, cafes, schools and parks. Features include:

- 2 spacious bedrooms with the main bedroom featuring a built-in wardrobe
- Open-plan living and dining areas with split-system air conditioning, creating a welcoming space for relaxation and entertainment
- Step onto the private balcony and soak in the scenic views of greenery, providing a tranquil retreat
- Well-maintained kitchen offers gas cooking
- Internal laundry complete with a second toilet for added convenience
- Secure your vehicle with a single lock up garage, providing both convenience and peace of mind
- Enjoy secure living with the added layer of a security intercom system
- Cool off and relax in the community inground swimming pool, perfect for those warm summer days
- Great investment opportunity with potential rental income of \$500PW to \$540PW

Outgoings per quarter: Strata - \$967.74 Council - \$346 Water - \$178.42

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