

2/22-24 Paton Street, Merrylands, NSW 2160

Laing+Simmons

Sold Unit

Thursday, 17 August 2023

2/22-24 Paton Street, Merrylands, NSW 2160

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Tony Khoury
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\$460,000

Embrace and enjoy this full brick apartment, perfectly renovated and ready for you to occupy. Not a cent has been spared with this north street facing sun filled apartment which offers generous space throughout. Upon entering the combined lounge/dining which flows onto a covered balcony and brand new separate modern kitchen with 40mm stone bench top with plenty of cupboard space with pantry. Two spacious bedrooms with built-in wardrobes, recently installed floorboards throughout, new stylish bathroom fitted with lavish quality fittings, large internal laundry with cupboard space, bench top and large lock up garage. Conveniently located within walking distance to public transport, shopping centre and schools, makes this suitable for the first home buyer, downsizer or investor. This amazing property awaits its new owner and will be sold. - Renovated throughout with nothing to spend - Floating floors throughout the apartment - Two large bedrooms, both with built in wardrobes - Sun filled living and dining - Undercover north facing balcony - Modern kitchen with 40mm stone bench top - Sleek new bathroom, with luxury quality fittings - Spacious internal laundry with plenty of storage - Single Lock up garage - Situated on level 1 in a small complex of 11 apartments - Walking distance to transport, shops and schools - Potential rental return \$520-\$550 per week - Approximate Quarterly Outgoings: Strata \$603.60 | Water \$180.38 | Council \$346.00 Laing & Simmons Merrylands and its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries.