

2/482 Merrylands Road, Merrylands, NSW 2160



Unit For Sale

Friday, 10 May 2024

2/482 Merrylands Road, Merrylands, NSW 2160

Bedrooms: 2

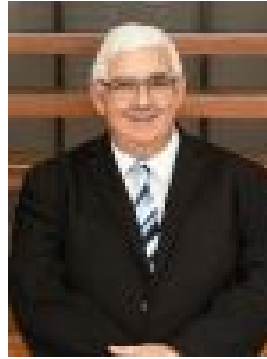
Bathrooms: 1

Parkings: 1

Type: Unit



Greg Okladnikov
0297494949



Tom Murphy
0297494949

\$420,000 to \$440,000 - Price Guide

PROPERTY LAUNCH - ALL OFFERS TO BE SUBMITTED BY 5PM ON SATURDAY 25/05/2024 Well presented, and with a spacious floorplan, this well presented full brick apartment offers comfortable living in a convenient location, and all centrally located to local schools, shopping centre and T-way. With 2 bedrooms, both with builtins, open plan kitchen with gas cooking, great size combined living and dining, and an undercover balcony. With a neat bathroom, internal laundry, and lock up garage, this well presented apartment is a perfect first home buyer or investment opportunity as the long term tenants would like to stay on.* 2 bedrooms with built-in robes* Large kitchen with gas cooking* Great size dining and living area* Neat bathroom and internal laundry* Lock-up garage, walk to station* Currently leased for \$430 per week (lease expired)* Long term tenant would like to stay* Potential Rental Return: \$490 to \$520 per week * Total size – 96sqm (including the garage)* Strata report is availableDISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Starr Partners Auburn makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.