

**2/61 Merrylands Road, Merrylands, NSW 2160**



**Sold Townhouse**

Monday, 14 August 2023

2/61 Merrylands Road, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 193 m2**

**Type: Townhouse**



Jeff Moses  
0296814988



Matt Moses  
0296814988

**\$530,000**

This well-appointed 2 bedroom townhouse offers a perfect blend of comfort, convenience, and style. With its prime location and modern features, it presents an excellent opportunity for both homeowners and investors alike. Conveniently located within walking distances to Stockland Merrylands, restaurants, cafes, train and bus services, schools and parks. Features include: \* 2 generous-sized bedrooms with built-in wardrobes \* Open plan living leading to an outdoor alfresco area \* Large modern granite kitchen equipped with gas cooking and stainless steel appliances \* Fully-tiled main bathroom for a contemporary and easy-to-maintain design \* Downstairs tiled throughout with split-system air conditioner \* Second toilet downstairs \* Internal built-in laundry \* Secure basement parking space, ensuring the safety of your vehicle \* Enjoy the tranquility of this beautiful block and a courtyard, ideal for entertaining guests \* Currently leased for \$420 per week Outgoings: Strata \$1,073.40 Council \$315 Water \$165.02 Don't miss out on the chance to make this your new home. DISCLAIMER: The information above has been gathered by reliable sources. However we cannot guarantee or give any warranty about the information provided. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties must make and rely upon their own enquiries.