

**202/40 Rowell Drive, Mernda, Vic 3754**



**Apartment For Sale**

Wednesday, 22 November 2023

202/40 Rowell Drive, Mernda, Vic 3754

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Nick Petrovski

0412838020

**\$275,000 to \$302,500**

If you are looking for exceptional value, then look no further. This neat apartment is simply ideal if you are looking at getting into the property market, downsizing or to rent out. Features an open plan living area leading out to the scenic balcony, well equipped kitchen with stone benches and two good size bedrooms. Also comprising of central bathroom, high ceilings, secure entry, downlighting and split system. Complete with fresh paint, car spot and located only minutes to beautiful parklands, shopping centres, local schools and public transport. Inspect with confidence. Call now. Age: 12 Years (approx) Sale Terms: 10% Deposit / Balance 30/60 Days Estimated Rental Return: \$360 to \$380 per week (approx) Owners Corp: \$810.19 per quarter (approx)