

21/4-8 Burford Street, Merrylands, NSW 2160

Laing+Simmons

Sold Unit

Thursday, 14 December 2023

21/4-8 Burford Street, Merrylands, NSW 2160

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



George Lattouf
0404004754

\$432,000

Located in a highly sort after location and convenient locale, only 600m walk to Stockland Merrylands and 800m walk to Merrylands train station, this double brick top floor apartment is an ideal entry into the property market for first home buyers or savvy investment opportunity.- Two (2) good sized bedrooms both with mirrored built in robes- Light filled open plan living and dining room - Large kitchen with stone benchtop, stainless appliances, gas cooking and ample cupboard storage space- Neat bathroom with floor to ceiling tiles, separate shower and bathtub- Separate internal laundry with second toilet- North facing balcony with pleasant views- Single lock up garage with plenty of storage space- Double brick construction with tiled floors and carpet in the bedrooms- Top floor secure apartment with intercom access- Easy access to M4 Motorway and Parramatta CBD- Potential rental return of \$450 per week- Short stroll to Merrylands CBD, Stockland Merrylands, Merrylands train station, local restaurants, schools and childcare- Current outgoings: Strata \$657.25 p/q | Water \$165.68 p/q | Council \$315.00 p/q- Rental return is \$450 per weekLaing & 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.