

21/7-11 Paton Street, Merrylands, NSW 2160



Unit For Sale

Monday, 22 April 2024

21/7-11 Paton Street, Merrylands, NSW 2160

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 96 m2

Type: Unit



Paulette Ghaleb
0296378555

\$460,000 - \$480,000

Set within easy reach to most amenities including schools, bus transport & shops, this lovely unit offers a generous open plan layout that is well-proportioned and further enhanced by lots of natural sunlight and a good size north facing balcony. Whether you are a first home buyer, investor or simply wanting to downsize, this unit ticks all the right boxes! Notable features include: * Two bedrooms with built ins * Good size north facing balcony off the living area * Open plan living and dining * Neat kitchen with gas cooking * Bathroom with separate shower and bath * Internal laundry * Security Intercom * Lock up garage * Total Area: 96 sqm including garage and balcony * 600 metres approx. to IGA Merrylands & other shops * Set within 750 metres to Cerdon College & Merrylands High School * 1.1 Km approx. to Sherwood Grange Primary School * Bus transport also nearby * Strata Levies: \$831.40 per qtr approx. * Water Rates: \$178.42 per qtr approx. * Council Rates: \$346.00 per qtr approx. Please Note: Some images have been modified to include digital furniture.