

24/30-36 Memorial Avenue, Merrylands, NSW 2160 **RayWhite**

## Unit For Sale

Wednesday, 13 December 2023

24/30-36 Memorial Avenue, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 110 m2**

**Type: Unit**



Michael Azzi  
0298971177

**\$499,000**

What a location! Step outside, walk down the road and in a couple of minutes you are right in the Merrylands town centre, enjoying easy access to Stockland Mall and train station, making this unit perfect for an investor or first home buyer! This freshly renovated 2nd floor unit features 94sqm of living area and 110 sqm total area, 2 good sized bedrooms with built ins, modern kitchen with new stainless steel appliances, good bathroom, split system A/C, new carpet floors, freshly painted, spacious open plan lounge and dining area flowing out into a large sun drenched balcony overlooking council parkland, new blinds and a lock up garage for your car or storage. This unit will be sold before you get to think about it. Don't think to call Michael Azzi on 0416155001 to arrange your inspection today! Approx outgoings amounts: Strata: \$1,100.00 approx per quarter Water: \$180.38 approx per quarter Council: \$346.00 approx per quarter Ray White Merrylands ONLINE enquiry policy -All ONLINE enquiries received from this website require BOTH a day time phone number and email address. Incomplete enquiries will not be attended to."All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries."