

24/44-46 Addlestone Road, Merrylands, NSW 2160



Sold Unit

Friday, 3 November 2023

24/44-46 Addlestone Road, Merrylands, NSW 2160

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Unit



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Sim Cheema
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\$630,000

Quietly positioned on the top floor of this modern complex, here is a premium three-bedroom security apartment that is ready for immediate living or rental. Boasting a large, air-conditioned living area opening to an enormous entertaining balcony which offers a serene treetop aspect, the residence promises a fresh and comfortable lifestyle. Featuring built-in robes and separate air-conditioning in each bedroom, two modern, fully-tiled bathrooms including an ensuite to the main bedroom, stylish kitchen with stainless steel appliances including a dishwasher and an internal laundry, the unit presents ideally for first home buyers and investors. With lift-access to dedicated storage cage & car spot plus secure off-street parking, it's all here in a great location 100 metres to the bus stop, 350 metres to Merrylands Road for food and shopping, 550 metres to school and 750 metres to the train station.* Modern 3-bedroom security unit* Quality gas kitchen with stone bench tops* Extra-large alfresco balcony with private, leafy aspect * Secure under-cover & off-street parking plus storage cage* Walk to transport, school, and train station* Council: \$346pq | Water: \$180.38pq* Investors Note: Potential rental return \$640-\$660pwDISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.