

**24/5 Todd Street, Merrylands, NSW 2160**



**Apartment For Sale**

Thursday, 9 November 2023

24/5 Todd Street, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jeff Moses  
0296814988



Matt Moses  
0296814988

**\$410,000 - \$440,000**

Welcome to your new home sweet home! Located just minutes away from local shops including IGA and fast food outlets, Coolibah Hotel, TWay, schools, parks, this prime residence is the epitome of accessibility. Take advantage of this great investment opportunity with the property currently leased for \$400 per week until April 2024! There is also the added convenience and security of a lock-up garage, providing a dedicated parking space. Features include:• Two spacious bedrooms both featuring mirrored built-in wardrobes• Open plan living and dining areas with a split system air-conditioner• Sunlit north facing balcony leading off the living room• Modern kitchen with 40mm Caesarstone benchtop including stainless steel appliances and dishwasher• Stylish bathroom• Separate internal laundry• Security lock up garage• Currently leased for \$400 per week until April 2024Outgoings per quarter:Strata: \$515.50Council: \$346.00Water: \$180.38Don't miss an incredible opportunity to secure this great investment unit in the sought-after suburb of Merrylands. Contact us today to arrange a viewing and experience, comfort and lifestyle this property has to offer!DISCLAIMER: The information above has been gathered by reliable sources. However we cannot guarantee or give any warranty about the information provided. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties must make and rely upon their own enquiries.