

**3/10-12 Paton Street, Merrylands West, NSW 2160**

**Laing+Simmons**

**Apartment For Sale**

Friday, 19 April 2024

3/10-12 Paton Street, Merrylands West, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



George Lattouf  
0404004754



Daniel Eid  
0410689567

**For Sale - Price Guide - \$440,000 - \$465,000**

Positioned on the top floor of the building, providing privacy and scenic views, immaculate apartment situated in an ideal location, close to schools, shops, public transport and parks.- Two spacious bedrooms featuring built-in robes, offering ample storage - Bright and airy living area flooded with natural light, creating a welcoming ambiance- Well-appointed eat-in style kitchen with abundant storage space - Main bathroom featuring a separate shower and bathtub for added convenience- Expansive street facing balcony with Northern aspect- Separate internal laundry and linen press- Single lock-up garage offering secure parking - Constructed with durable double brick with carpeted floors throughout- Leased for \$420 per week - Current Outgoings-Strata levy \$725 p/q| Water levy \$178.42 p/q |Council levy \$346 p/q Laing & 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.