

3/11-13 Birmingham Street, Merrylands, NSW 2160 Laing+Simmons

Apartment For Sale

Thursday, 22 February 2024

3/11-13 Birmingham Street, Merrylands, NSW 2160

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



George Lattouf
0404004754



Daniel Eid
0410689567

For Sale - Price Guide - \$395,000 - \$425,000

Nestled in the heart of Merrylands, discover the timeless appeal of this charming two-bedroom apartment offering comfort, space, and convenience. Ideally situated, this apartment is close to all amenities and offers a perfect entry into the heated property market or profitable investment potential.- Street facing apartment - Two (2) large bedrooms adorned with built-in robes providing ample storage space - Generously sized living area flooded with natural light- Eat-in style kitchen with plenty of storage space- Main bathroom which boasts a separate shower and bathtub- Expansive wrap-around balcony provides plenty of sunlight and space for outdoor enjoyment- Total size of 89sqm and positioned on the top floor (only two levels)- Double brick construction, with tiled floors throughout requiring for low maintenance- Single lock up garage in the basement providing secure parking and storage options- Located only 850m to Merrylands Train Station and Stockland Merrylands as well as short distance to countless local eateries, restaurants, schools and shops- Currently leased for \$450 per week- Current outgoings: Strata \$909.50 P/Q | Water: \$179.14 P/Q | Council: \$347.90 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.