

3/33-35 St Ann Street, Merrylands, NSW 2160



Sold Apartment

Saturday, 19 August 2023

3/33-35 St Ann Street, Merrylands, NSW 2160

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 95 m2

Type: Apartment

Contact agent

The Phone Code for this property is: 41574. Please quote this number when phoning or texting. Rare small boutique complex in the heart of Merrylands, a short stroll to Merrylands train station, Stockland mall, restaurants, cafes, and in close proximity to Westfield Parramatta and Sydney CBD. This beautifully presented one bedroom unit offers an expansive floor plan that opens up to a north-facing private extended courtyard in a quiet residential location. This unit is perfect for relaxed living, entertaining and low maintenance lifestyle. Ideally located a short stroll to King Park, Merrylands RSL Youth Club, Merrylands East Public School, St Margaret Mary's Primary and a 2-minute drive to Holroyd Private Hospital. What we love about this home:

- Spacious living room with split air-conditioning
- Master bedroom with adjacent bathroom and built-in wardrobe
- Study nook which can be used as an office/dining room
- Well-maintained kitchen with stainless steel appliances and gas cooking
- Large internal laundry with dryer, washing machine and additional storage space
- Secure auto lock-up garage with access from Addlestone Road and visitor parking
- Sunny private courtyard, perfect for entertaining
- Additional well-maintained oversized private communal backyard for residents only
- Generous 95m² land

Approximate rental return for investors, \$480-550. Inspection by appointment only. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.