

**3/49 Edna Avenue, Merrylands, NSW 2160**



**Sold Villa**

Wednesday, 23 August 2023

3/49 Edna Avenue, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



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**\$600,000**

This two-bedroom, single-level brick villa home is quietly situated at the rear of a small and well-maintained complex to present a private lifestyle for the new owners. Boasting a clean and fresh presentation throughout, the residence is ready for immediate comfortable living without another cent to be spent. Featuring built-in robes and separate air-conditioning in each bedroom, a generous bathroom with separate tub, internal laundry, a bright air-conditioned living room plus a fabulous low-maintenance courtyard it's all ready to go. Inclusive of a lock-up garage, you'll be well situated within an easy walk to several schools, transport and parks, with shopping and trains close by.\* 2 bedroom single-level brick villa home\* Neat gas kitchen with stainless steel appliances\* Internal laundry\* Lock-up garage plus visitor parking on-site\* Close to transport, school and shopping\* Investors Note: Current rental return \$435 per week\* Council: \$342pq | Water: \$165pq | Strata: \$573.70pq DISCLAIMER: 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.