

**3.12A,B/20 Dressler Court, Merrylands, NSW 2160**



**Apartment For Sale**

Tuesday, 12 March 2024

3.12A,B/20 Dressler Court, Merrylands, NSW 2160

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## PRICE GUIDE \$738,000

Two apartments in one, must see for exceptional value! Rent out both for \$1000 per week. This development backs onto Holroyd Gardens, a beautiful park in the heart of Merrylands, featuring a range of playgrounds, bicycle training track, picnic areas and walking trails. All of your required conveniences are nearby: Stockland Mall is a short distance, with Coles, Woolworths, Aldi and over 200 specialty shops for you to browse. You're only a few minutes' walk to the train station, the local RSL club, library, and post office. Only 3km to Parramatta CBD, this property on Level 15, represents great value for money for investors or first home owners. Merrylands is undergoing a major transformation, with new community facilities and new residential developments, be a part of the transformed Merrylands today. Features two apartments with separate kitchens suitable for families with young adults or extended family and is perfect to maximise investment return as it can be flexibly rented out separately or be combined for large families. Some of the features of this apartment include:

- Generous open plan combined lounge and dining area
- Quality kitchen, stone bench tops, and gas appliances
- Split system air-conditioning
- Security video intercom at main entrance
- Two security car space with additional storage

Total Area: 163m<sup>2</sup> Strata fee approx \$1354/q, Council fee Approx \$346/q and Water fee Approx \$178/q. Do not miss this wonderful opportunity. For further details or to arrange an inspection, please call Bob 0422 835 636. Disclaimer: This advertisement serves as a guide only. Whilst all information has been gathered from sources we deem to be reliable, we do not guarantee the accuracy of this information, nor do we accept responsibility for any action taken by intending purchasers in relying upon this information. No warranty can be given either by the vendors or their agents.