

**32/22-24 Burford Street, Merrylands, NSW 2160**



**Sold Unit**

Friday, 1 September 2023

32/22-24 Burford Street, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Milad Charar  
0297606666

**\$470,500**

Conveniently located across the road from King Park and only 350 metres walk to bustling Merrylands Road for shopping and cafes, this ideally positioned two bedroom apartment presents perfectly for both first home buyers and investors alike. Set in a solid full-brick building with low-maintenance flooring throughout, it's all ready for living with an air-conditioned lounge opening to a sunny covered balcony, built-in robes in both bedrooms including a master with walk-in robe, quality bathroom with convenient guest toilet plus a lock-up garage with additional off-street parking space conveniently located in the complex. All of this is centrally positioned close to all local amenities being less than 250 metres to bus transport, 400 metres to Merrylands Bowling Club and just 850 metres to the train station. Book an inspection today.\* 2-bedroom security apartment\* Sun-filled gas kitchen plus internal laundry\* Quality bathroom with second toilet\* Lock-up garage plus additional car space\* Walk to shopping, cafes, station and school\* Council: \$346pq | Water: \$165.02pq | Strata: \$649.49pq\* Investors Note: Currently rented at \$420 per weekDISCLAIMER: 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.