

**36/128-132 Woodville Road, Merrylands, NSW 2160**



**Sold Unit**

Thursday, 12 October 2023

36/128-132 Woodville Road, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## Contact agent

Perfectly Situated Apartment with Modern Amenities Discover this remarkable property that combines convenience and style. Nestled in a central location, it provides easy access to schools, shops, public transport, and major motorways, ensuring you're always well-connected. Step into a world of elegance with a sleek kitchen featuring stone benchtops and stainless-steel appliances. Enjoy year-round comfort with a reverse cycle air conditioner. This property boasts near-new condition and high rental demand, making it a savvy investment opportunity. Some of the more salient features are as follows:

- Spacious combined lounge and dining area with air conditioning;
- Generous sized balcony;
- Modern kitchen equipped with stainless steel gas cooktop, dishwasher, oven, stone benchtops and ample storage space;
- Internal laundry complete with a dryer;
- Stylish bathroom with separate bath / shower;
- Well-proportioned bedrooms with mirrored built-in wardrobes;
- Main bedroom with ensuite and small balcony;
- One secure car space in the basement with a storage cage;
- Secure complex featuring an intercom system;
- Abundance of natural light throughout;
- Currently leased to an excellent tenant at \$440 (expired lease term);
- Prime location, just minutes away from schools, shops, and public transport;
- Freshly painted throughout;
- A must to inspect and absolute value for money on offer here;

Outgoings: (per quarter approx.) Strata: \$1,317 Council: \$346 Water: \$181

DISCLAIMER: "All information contained herein is gathered from sources we believe to be reliable. However, R&W Parramatta cannot guarantee its accuracy and interested persons should rely on their own enquiries".