

4/14 Paton Street, Merrylands, NSW 2160



Apartment For Sale

Friday, 1 December 2023

4/14 Paton Street, Merrylands, NSW 2160

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Apartment



Joe Bousimon
0291245888

Buyers Guide \$500,000 - \$539,000

Set on the top floor of a well-maintained building, this streamlined apartment unveils a spacious open-concept design with three bedrooms and a private north-facing balcony. Its chic interiors channel a minimalist aesthetic with timber floors, neutral tones, abundant sunlight and elevated leafy views. The readymade property is placed for a lifestyle of convenience and is set within 1.1km of IGA Merrylands, local cafes, gymnasiums and transport. - Elevated leafy views and polished timber floors enhance the lounge/dining zone - Effortless in/outdoor flow to a sunny north-facing balcony, ideal for unwinding/relaxing- Modern kitchen features a subway tile splashback with stainless steel appliances - Three good-sized bedrooms have carpet flooring, 2 with wardrobes, neutral tones and high ceilings- Stylish and good sized updated bathroom with floor-to-ceiling tile, separate bath and shower- Air-conditioning provided for year-round climate control, internal laundry facility with second toilet - Established building with landscaped gardens, secure intercom access and garage- Readymade first home or a great investment option with scope to add personal touches- Promising portfolio addition perfect for an astute investor, high-growth location - Situated within 2.3km of Merrylands Station, major shopping and quality schools

Approximate Quarterly Outgoings: Strata: \$885 Water: \$180 Council: \$346