

4/53-59 Windsor Road, Merrylands, NSW 2160



Unit For Sale

Tuesday, 13 February 2024

4/53-59 Windsor Road, Merrylands, NSW 2160

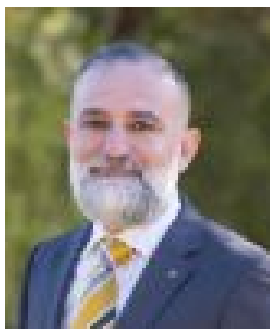
Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 149 m2

Type: Unit



Michael Azzi
0298971177

Price Guide: \$490,000 - \$530,000

Very few properties offer that "Wow Factor" but we are sure you will agree that this extra large unit is one of them. Nestled on the 1st floor boasting a spacious layout in a well-maintained security complex of only 11 units. Set in a prime location within walking distance to Merrylands Station, shops, schools & other major amenities. This modern 149 sqm total size unit is perfect for those seeking convenience and comfort in style. Ideally an excellent choice for smart investors and first homebuyers. • Large open plan lounge and dining area flowing out onto a sundrenched East facing balcony • Two large bedrooms with built-in wardrobes and access to the east facing balcony • A large bathroom with spa bath • Large kitchen with ample bench space and gas cooking • Carpet flooring throughout • Internal laundry with 2nd toilet and plenty of linen cupboard storage • Lock up garage • Investors Note: Potential rental return \$480 - \$500 per week Whether you are looking to move in or rent out, either way we are sure you will not be disappointed. Call Michael Azzi on 0416 155 001 Approx outgoings amounts: Strata: \$993.18 Per Quarter Water: T.B.A Council: \$277.00 Per Quarter Ray White Merrylands ONLINE enquiry policy - All ONLINE enquiries received from this website require BOTH a day time phone number and email address. Incomplete enquiries will not be attended to. "All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries."