

**40/27-33 Addlestone Road, Merrylands, NSW 2160**

**Laing+Simmons**

**Sold Unit**

Friday, 27 October 2023

40/27-33 Addlestone Road, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 114 m2**

**Type: Unit**



Daniel Eid  
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George Lattouf  
0404004754

**\$450,000**

Situated in a whisper quiet location within a short stroll to Merrylands CBD, Merrylands Train Station, Stockland Mall Merrylands, this lovely 2-bedroom apartment presents the perfect opportunity for first home buyers and investors alike.- Two (2) large bedrooms, master with built in robe and private balcony- Generous open plan living and dining area flowing onto spacious balcony- Neat and tidy kitchen with stone benchtop, gas cooking, plenty of cupboard storage- Central bathroom with bath and separate internal laundry with second toilet- Oversized single lock-up garage providing additional storage space- Access to secured swimming pool and spa- Secured intercom access and split system air conditioning- Short walk to all amenities: 850m from Merrylands Station, 900m from Stockland Merrylands and 650m from Merrylands RSL Club- Close to local restaurants, schools, shops and transport as well as an easy access to Parramatta CBD and M4- Rental return of \$400 per week- Current outgoings: Strata: \$997.98 p/q | Council: \$315 | Water: \$165.02 p/q

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