

**43 Rubina Street, Merrylands, NSW 2160**

LISTWISE

**Sold House**

Friday, 1 September 2023

43 Rubina Street, Merrylands, NSW 2160

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 360 m2**

**Type: House**



Jonathon Salhab  
0286777862

**\$799,999**

📍 Don't miss your chance to own this gem! Situated on approximately 360 sqm, this property boasts plenty of potential! 📍 Investors, first home buyers, developers, or families dreaming of their dream home—this is the opportunity you've been waiting for! 📍📍 Currently rented at \$490 per week to a loyal tenant of over 15 years, this property offers a secure and attractive investment opportunity! 📍📍 Located in a prime location, it's walking distance to two renowned schools—Cerdon College Merrylands and Merrylands Public School—ensuring excellent educational options for your family's future! 📍📍 Childcares surrounding the property provide peace of mind and convenience for busy parents. 📍📍 Enjoy easy access to all major artery roads, including the nearby M4 motorway, for effortless commuting and exploration of the city! 📍📍 With a bus stop right at your front door, public transportation is a breeze, connecting you to all essential amenities and beyond! 📍