

**513/22 DRESSLER COURT, Merrylands, NSW 2160**



**Apartment For Sale**

Tuesday, 9 April 2024

513/22 DRESSLER COURT, Merrylands, NSW 2160

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Murtaza Murtaza Rezaie  
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## Contact Agent

This property offers 1 generous sized bedroom and a large living area. With plenty of Style and comfort. In the heart of Merrylands with direct access to Merrylands Train Station, Stockland Shopping Mall, Buses, schools and major parks. Features include: • 1 generous sized bedroom with built-in • Open plan living, offering comfort and style • Modern Polyurethane kitchen with stone bench-tops, gas cooking and dishwasher. • South East facing balcony ideal for relaxation. • Upper class sleek bathroom and internal laundry • Air conditioning • New carpet throughout • a single security car space with a storage cage. Location: Stockland Mall - 350m Holroyd Gardens - 100m Merrylands Train Station - 500m Merrylands Rd Shops and Restaurants - 600m Merrylands Memorial Park - 700m Thrive Early Learning Centre - 500m Parramatta West Public School - 1.6km Arthur Phillip High School - 3.6km Approx Outgoings amounts: Strata: \$742.50 Per Quarter Water: \$165.02 Per Quarter Council: \$340.00 Per Quarter What an excellent opportunity to secure an excellent first home or investment with potential rental return of \$560 per week. So don't miss out, call Mia Zhang on 0413 934 917 to arrange your private inspection or look forward to seeing you at the open home.