

6/17-23 Dressler Court, Holroyd, NSW 2142

Unit For Sale

Wednesday, 10 April 2024

6/17-23 Dressler Court, Holroyd, NSW 2142

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 87 m2

Type: Unit



George Lattouf
0404004754



Daniel Eid
0410689567

For Sale - Price Guide: \$420,000 - \$460,000

Modern living combines with simple lifestyle to create the perfect entry into the dynamic property market or astute investment opportunity with great returns. This one-bedroom apartment just a stone's throw from Merrylands CBD offers an abundance of natural light with contemporary finishes and convenient access to all amenities. - Street facing apartment situated on the ground floor- One large bedroom fitted with built in wardrobes- Spacious open plan layout with combined living and dining room - Sleek modern kitchen equipped with stone benchtops, gas cooking, stainless appliances and dish washer- Sparkling bathroom with floor to ceiling tiles and freshly painted throughout - Street facing courtyard with plenty of natural light- Secured parking space in the basement along with an allocated storage cage- Double brick construction with tiled living area and carpet floors in bedroom- Only a short stroll to all amenities:* 350 metres to Holroyd Gardens* 800 metres to Merrylands Train station* 950 metres to Stockland Merrylands* 1.8km to Granville TAFE* 1.8km to Delany College * 2.1km to Westfield Parramatta * 2.4km to Parramatta CBD - Potential rental return of \$460-\$480 per week- Current outgoings: Strata: \$618.75 pq | Council: \$346 pq | Water: \$179 pq

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