

**6/47-51 Kenyons Road, Merrylands, NSW 2160**



**Unit For Sale**

Wednesday, 1 May 2024

6/47-51 Kenyons Road, Merrylands, NSW 2160

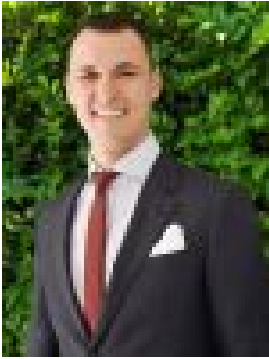
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 93 m2**

**Type: Unit**



Hassan Derbas  
0296314433



Jaiden Spencer  
0432337277

## Price Guide | \$450,000 - \$480,000

Look no further, we've found just what you're looking for. Whether you're looking for a home, or a great investment opportunity with excellent ROI, this is just what you need! Nestled in the heart of Merrylands, discover the perfect blend of comfort and convenience at 6/47-51 Kenyons Road. This inviting two-bedroom residence presents an ideal opportunity for investors or those seeking an affordable entry into the property market. Step inside to find a thoughtfully designed open-plan layout, seamlessly integrating the kitchen, dining, and living areas. Sliding doors lead to a private balcony, creating a seamless indoor-outdoor flow, perfect for relaxing or entertaining alfresco. The well-appointed kitchen boasts ample cabinetry and a chic tiled backsplash, offering both style and functionality for the home chef. Bedrooms are adorned with plush carpeting, providing a cozy retreat at the end of the day. Convenience is key with laundry facilities and a one-car garage included, ensuring ease of living for residents. Whether you're a first-time buyer, downsizer, or investor, this property offers a comfortable and low-maintenance lifestyle. Key features: Spacious open-plan layout Private balcony Well-appointed kitchen Plush carpeting in the bedrooms Convenient laundry facilities Secure parking Great investment opportunity Located in a vibrant and multicultural community, residents will enjoy easy access to a plethora of dining options, parks, and reserves. Explore nearby attractions such as Merrylands Park and Central Gardens Nature Reserve, perfect for outdoor recreation and family outings. Families will appreciate the proximity to esteemed educational institutions including Merrylands Public School, Merrylands High School, Cerdon College, and Sherwood Grange Public School, ensuring quality education for all ages. Indulge in the diverse culinary scene with a variety of restaurants and cafes just moments away, including the renowned Flavours Inn - Cakes and Sweets. Don't miss your chance to secure this fantastic opportunity for affordable living or investment in Merrylands. ONLINE enquiry policy - All email & online enquiries received from this website will not be attended to if a number & email address are not provided. 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. Disclaimer: The information presented has been furnished from sources we deem to be reliable. We have not verified whether or not the information is accurate and do not accept any responsibility to any person and do no more than pass it on. All interested parties should rely on their own enquiries in order to determine the accuracy of this information.