

66/30-44 Railway Terrace, Granville, NSW 2142

Laing+Simmons

Sold Unit

Thursday, 5 October 2023

66/30-44 Railway Terrace, Granville, NSW 2142

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 110 m2

Type: Unit



Daniel Eid
0410689567



George Lattouf
0404004754

\$461,000

This generously sized, contemporary apartment situated just a few minutes stroll from Merrylands train station, offering a blend of comfort and accessibility, this apartment ensures that all the essentials of daily life are within easy reach. For those looking for an investment opportunity, this apartment is a ready-made option with solid growth and rental prospects. The combination of its features and prime location near the train station could make it an attractive choice for potential tenants.- Total of 110 sqm and situated on first floor- Two (2) spacious bedrooms with built-in wardrobes- Master bedroom with ensuite and private balcony- Oversized balcony which is perfect for entertaining- Expansive living and dining area- Contemporary stone kitchen includes stainless gas cook top- Stylishly appointed bathroom with separate shower and bathtub- Stunning floating timber floorboards throughout - Laundry area with lots of cupboard space with dryer- Ready-made investment with solid growth and rental prospects- Secure basement with car space and separate storage area- Current outgoings: Council: \$247 p/q |Strata: \$1062.20 pq |Water: \$180.38 pq (approximate)- Potential approximate rental \$450-\$470 per week - Minutes walk to Merrylands train station, Stockland Mall, schools, local amenities, and short drive to Parramatta CBD.Laing & Simmons Merrylands and its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries.