

**7/11-11a Ellis Street, Merrylands, NSW 2160**



**Townhouse For Sale**

Wednesday, 24 April 2024

7/11-11a Ellis Street, Merrylands, NSW 2160

**Bedrooms: 2**

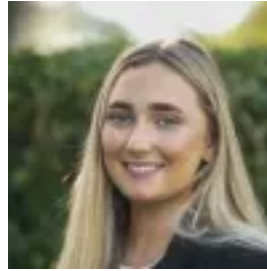
**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Rocco Ranieri  
0296304888



Emily Ranieri  
0296304888

## Auction

Discover the epitome of stylish urban living with this immaculate townhouse nestled within a boutique block of 10. Tranquil and meticulously maintained, this residence offers an enviable lifestyle with its spacious layout and contemporary features. • Spacious living area filled with natural light • Main bedroom includes a mirrored built-in wardrobe and extra storage space • Good-sized second bedroom plus storage • Dining space featuring air conditioning • Modern kitchen equipped with gas cooking and dishwasher • Stylish floorboards throughout the property's lower level • Internal laundry with a W/C • Undercover patio leading onto a charming and secure garden • The generous sized main bathroom boasts a spa bath and separate shower • Upstairs features ducted air conditioning for climate control • Lock-up garage with internal access for secure parking • Well-presented complex with a security intercom system • Excellent location offering easy access to amenities and transport • Currently leased to wonderful tenants, making it a great investment opportunity

Outgoings (per quarter approx.) Water: \$265 Strata: \$714 Council: \$346

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