

7/24 MILITARY ROAD, Merrylands, NSW 2160

Cumberland Realty

Apartment For Sale

Tuesday, 16 January 2024

7/24 MILITARY ROAD, Merrylands, NSW 2160

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



John Manaras



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Price Guide \$400,000

Welcome to a charming 2-bedroom unit nestled in the sought-after suburb of Merrylands, NSW 2160. This front-facing apartment is an ideal opportunity for both astute investors and first-time homebuyers, offering incredible value in an unbeatable location.

Key Features: Front-facing unit on the top floor, providing a bright and airy atmosphere. Upstairs unit for added privacy and tranquility. Immaculate carpeting throughout for comfort and warmth. Single carport for secure parking. Shared laundry facilities for convenience. Modern Kitchen. Welcoming front verandah to enjoy the surrounding views. Original bathroom with character and charm. East-facing for lovely morning sunlight.

Prime Location: Situated in the heart of Merrylands, this property boasts an enviable location with a 5-minute walk to the station and nearby shops. Enjoy the convenience of seamless connectivity to transportation hubs and a variety of amenities at your doorstep.

Investor's Delight or First Home Oasis: Whether you're an investor seeking a promising rental opportunity or a first-time homebuyer looking for the perfect place to call your own, this unit caters to your needs. With a reliable long-term tenant (lease expiry in March 2024), the property offers a strong rental history for investors. For first-home buyers, it's an excellent chance to secure an affordable and comfortable abode.

Price Guide: Priced competitively between \$390,000 and \$420,000, this unit represents an excellent value proposition in the Merrylands market. Don't miss the chance to make this fantastic property your own!

Open Home: Join us for an Open Home on Saturdays at 10 am to experience the charm and warmth of this front-facing top-floor unit firsthand.

Act Now - Your Merrylands Oasis Awaits! Contact John Manaras on 0430 299 288 to schedule a private viewing or visit our Open Home this Saturday. Strata: \$980 per quarter