

708/24 Dressler Court, Merrylands, NSW 2160

Laing+Simmons

Apartment For Sale

Thursday, 13 June 2024

708/24 Dressler Court, Merrylands, NSW 2160

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Daniel Eid

0410689567

For Sale - Price Guide: \$550,000 - \$595,000

Proudly positioned on level 7, this stunning north facing apartment exudes an airy and sun filled ambiance. Conveniently combining an ideal blend of comfort and functionality while providing the benefits of a low maintenance, simple living lifestyle and offering an excellent entry into the heated property market or astute investment opportunity. - Enjoy two (2) well-proportioned bedrooms with built in wardrobes- Master bedroom features built in robes and a private ensuite with floor to ceiling tiles- Spacious open plan living and dining area flowing with an abundance of natural sun light- Sun kissed street facing balcony with northern aspect and district views- Modern kitchen furnished with a stone bench, gas cooktop, stainless steel appliances, dishwasher, and ample cupboard storage- Chic bathroom featuring floor to ceiling tiles, contemporary fixtures and elegant finishes- Benefit from a single secure parking space with an additional storage cage in the basement, providing convenience and safety for your vehicle and belongings- Expansive total area of 102sqm (approximately)- Located only 200m to Holroyd Gardens Park, 700m to Merrylands Train Station and 850m to Stockland Shopping Centre- Close to Granville TAFE, Delany College and Holy Trinity Primary School with easy access to the M4 Motorway, Parramatta Road and Parramatta CBD- Potential rental return of \$500-\$550 per week- Current outgoings: strata: \$1,245.75 pq | water: \$178.42 pq | council: \$344.50 pq 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.