

**8/36-40 Newman Street, Merrylands, NSW 2160**



**Sold Unit**

Tuesday, 15 August 2023

8/36-40 Newman Street, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$427,000**

Offering a generous floorplan with a spacious combined lounge and dining area adjoining the ample north-facing covered entertaining balcony, this quality two bedroom apartment presents an ideal opportunity for both investors and home buyers. Featuring high ceilings throughout, the sunny and fresh home enjoys a separate gas kitchen, spacious bathroom with separate tub, internal laundry and a mirrored built-in robe off the master. The apartment presents a quiet lifestyle with a wonderful leafy outlook. Inclusive of a lock-up garage, you are well located steps to bus transport, 250 metres to Merrylands Road Café's and Shopping and only 600 metres to the train station. \* 2 bedroom top floor apartment\* Gas kitchen with stainless steel appliances\* Combined living with generous balcony\* Lock-up garage\* Walk to station and shopping\* Council: \$315pq | Water: \$163.20pqDISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.