

9/37-39 Memorial Avenue, Merrylands, NSW 2160

Laing+Simmons

Apartment For Sale

Saturday, 24 February 2024

9/37-39 Memorial Avenue, Merrylands, NSW 2160

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



George Lattouf
0404004754



Daniel Eid
0410689567

For Sale - Price Guide - \$480,000 to \$528,000

Conveniently positioned within walking distance to Merrylands train station and Stockland shopping centre, this apartment offers easy access to transport, shopping, dining and entertainment options, providing the ultimate urban lifestyle experience. With a great rental return, this apartment presents an excellent investment opportunity for savvy investors looking to maximize their returns in the bustling Merrylands market.- Two good sized bedrooms, one boasting built-in robes, providing ample storage space- Open plan living and dining space flooded with natural light, perfect for entertaining- Timber kitchen complete with plenty of storage and bench space- Large street-facing balcony, boasting an eastern aspect, where you can bask in the morning sun- Full bathroom featuring a combined bathtub and shower, separate laundry- Easy walk, second floor apartment, security building and total size 99 m2- Oversized lock up garage in secured basement providing plenty of storage space- Located only 600m walk to Merrylands Train Station and 700m walk to Stockland Merrylands.- Conveniently positioned steps to Merrylands Library, RSL Clubs, Post Office as well as numerous local eateries, convenience stores and bus stops- Currently leased for \$450 per week- Current outgoings: Strata \$768.30 p/q | Water \$180.30 p/q | Council \$346.00 p/q

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