

8/21-23 Newman Street, Merrylands, NSW 2160

Laing+Simmons

Apartment For Sale

Saturday, 29 June 2024

8/21-23 Newman Street, Merrylands, NSW 2160

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



George Lattouf
0404004754



Daniel Eid
0410689567

For Sale - Price Guide: \$470,000 - \$500,000

Discover the perfect blend of comfort and convenience in this stunning 2-bedroom unit. Located right in the heart of Merrylands, with easy access to all amenities including Merrylands train station and Stockland Merrylands. An excellent entry level opportunity or profitable investment. - Two (2) generously sized bedrooms, main bedroom with a mirrored built-in wardrobe- Large and inviting open living area, perfect for entertaining or relaxing- Functional kitchen featuring stainless steel appliances and a gas cooktop- Relax in a full bathroom with a separate bath and shower, elegantly finished with floor to ceiling tiles, plus an additional powder room- Convenient internal laundry space, so you never have to leave the comfort of your home- Keep your living space organised with generous internal storage options- Expand your living space outdoors onto a large wrap-around balcony, ideal for enjoying morning coffee or evening sunsets - Secure your vehicle in single lock-up garage, with additional space for storage- Only 700m walk to Merrylands train station and 900m walk to Stockland Merrylands- Short stroll to local restaurants, schools and childcare centres as well as bus stops for easy commutes- Currently leased out for \$500 per week and total area is 109m²- Current outgoings: Strata: \$890 p/q | Council: \$346 p/q | Water: \$178.42 p/q

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