

G05/24 Dressler Court, Holroyd, NSW, 2142



Unit For Sale

Sunday, 7 April 2024

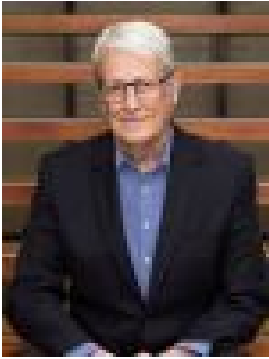
G05/24 Dressler Court, Holroyd, NSW, 2142

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Steve Sanders
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GROUND FLOOR UNIT WITH COURTYARD!

You'll have to be quick for this north facing, spacious ground floor unit with courtyard, ideal for first home buyers, down-sizers or astute investors.

With a good-sized bedroom with built-in robe, plus a huge study/games room, vogue bathroom, gourmet kitchen and open plan living flowing onto a generous courtyard with gas connection for the BBQ, water and electricity outlets, split system air-conditioning, internal laundry, security car space plus storage cage, this apartment presents a fantastic opportunity to get into the market on the "ground level"!

Adjacent to Holroyd Gardens and featuring access to an open rooftop garden with outstanding views over Parramatta and to the City, all only 600 metres walk to Merrylands Station and 300 metres to popular Merrylands Mall!

- * North facing, big bedroom with built in robe
- * Huge separate study providing that extra room to fit your lifestyle
- * Quality fixtures & fittings throughout
- * Split system air-conditioning
- * Large courtyard with the BBQ, water and electricity outlets
- * Security parking and storage cage
- * Vogue kitchen and bathrooms, gas appliances
- * European style internal laundry for convenience
- * Adjacent to Holroyd Gardens, rooftop garden with views to Parramatta
- * 600 metres walk to Merrylands Station, 300 metres to Merrylands Mall
- * Council \$346 qtr, Water \$178 qtr, Strata \$1,109 qtr
- * Unit 84 sqm plus carspace 15 sqm - Total 99 sqm
- * Potential Rental Return: \$420 to \$460 per week

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