

**6/35-37 Clarence Street, Merrylands, NSW 2160**



**Townhouse For Sale**

Sunday, 23 June 2024

6/35-37 Clarence Street, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

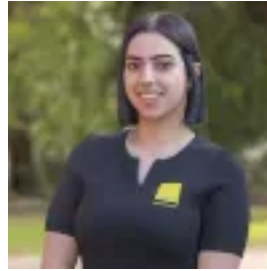
**Parkings: 1**

**Area: 144 m2**

**Type: Townhouse**



Michael Azzi  
0298971177



Mikayla Yaacoub  
0420556205

**Price Guide: \$700,000 - \$750,000**

Take advantage of this perfect opportunity to secure such a unique property, a beautifully renovated 2 bedroom brick veneer freestanding townhouse in a small complex of only 8. Perfect for the first home buyer, investor or even a young family. Positioned at the back of the complex and 144sqm in total size this property features:• 2 spacious bedrooms with built in wardrobes• Separate lounge and dining area• Solid timber kitchen with stone bench tops, gas cooking & dishwasher• Well presented main bathroom• Freshly painted throughout, new carpet flooring & new blinds• New split system A/C in lounge room and bedroom upstairs• Internal laundry with 2nd toilet, plenty of storage• Lock up garage with access to the yard• Generous low-maintenance courtyard for private relaxation or exciting entertaining. Located in one of Merrylands most sought after streets within minutes to stockland shopping centre, local shops, swimming pools, schools and public transport. Make it yours today and call Michael Azzi on 0416155001 to arrange your inspection.Approx outgoings amounts:Strata: \$663.89 Per Quarter Water: \$306.50 Per Quarter Council: \$346.00 Per Quarter Ray White Merrylands ONLINE enquiry policy -All ONLINE enquiries received from this website require BOTH a day time phone number and email address. Incomplete enquiries will not be attended to."All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries."