

143/280 Merrylands Road, Merrylands, NSW 2160



Unit For Sale

Sunday, 23 June 2024

143/280 Merrylands Road, Merrylands, NSW 2160

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Terri Godfrey
0297606666

Price Guide \$775,000 - \$800,000

PROPERTY LAUNCH - ALL OFFERS MUST BE SUBMITTED BY 5PM SATURDAY 29TH JUNE 2024 Set in the heart of Merrylands just steps to local caf s and shopping and only 200 metres to Stockland Mall, here is super stylish apartment offering an outstanding combination of indoor and outdoor living experience. Boasting quality tiled flooring through the living areas, the home enjoys a bright air-conditioned lounge and separate dining area opening to an enormous semi-enclosed entertaining balcony with aluminum shutters for optimal comfort in all weather conditions. Featuring a generous gas kitchen with stainless steel appliances including dishwasher plus a large island breakfast bar, the home is filled with all the necessary inclusions such as an internal laundry, large bathroom with separate stand-alone tub, as well as built-in robes in two bedrooms with the master inclusive of an ensuite bathroom. Located on the 8th floor of a modern security complex with lift access to all floors, the home also enjoys secure under-cover parking for two cars plus a large lockable storage cage. An additional benefit is the fantastic top-floor community area with BBQ and exceptional district views making it perfect for family entertaining and enjoying the sunshine. Walk everywhere from this central position which is 400 metres to the Bowling Club, 450 metres to school and 550 metres to the train station. A unique and very classy offering.* Bright 3-bedroom executive styled apartment* Spacious air-conditioned lounge and dining* Premium gas kitchen with stone bench tops* Generous semi-enclosed entertaining balcony* Secure under-cover parking for 2 cars plus storage cage* Council: \$247p  Water: \$180.38p  * Investors Note: Potential rental return \$700 - \$750 per week DISCLAIMER: 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.