

# 6/34 Addlestone Road, Merrylands, NSW 2160



## Unit For Sale

Tuesday, 14 May 2024

6/34 Addlestone Road, Merrylands, NSW 2160

**Bedrooms: 2**

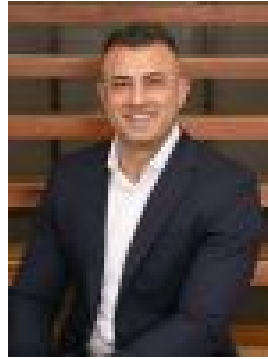
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Milad Char  
0297606666



Ramin Rahimi  
0296888955

**Price Guide \$410,000 - \$430,000**

PROPERTY LAUNCH - ALL OFFERS MUST BE SUBMITTED BY 5PM SATURDAY 25TH MAY 2024 Set in a well-established full brick complex in a great location that is within walking distance to everything, here is a wonderful opportunity for unit buyers and investors to secure a ready-for-living apartment or rental property that needs no further spend. Completed with fresh paint and new carpet throughout, the clean home includes a separate air-conditioned lounge and well-presented kitchen, a private balcony, large internal laundry with plenty of convenient storage space, a crisp and clean bathroom, plus a lock-up garage. There's bus transport at your front door while being less than 200 metres to King Park, 300 metres to bustling Merrylands Road for shopping, cafes and restaurants, 600 metres to school and Merrylands RSL, and only 700 metres to the train station. Get in quick.\* Full brick 2-bedroom apartment\* Separate kitchen plus generous laundry\* Ready for living with fresh paint and new carpet\* Convenient lock-up garage\* Walk to shopping, station and school\* Council: \$346pq | Water: \$178.42pq | Strata: \$674pq\* Investors Note: Potential Rental Return \$460 - \$500 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.