



SOLD

FULLY RENOVATED ,HIGH RETURN INVESTMENT !!

Situated within one of the most popular and quiet streets of Merrylands West , this 2 bedroom unit would be ideal for a young couple starting out, or the astute investor looking for a property with a high rental return and demand .

located :
less than 400 meters walk to Cerdon College & nearby schools .
only minutes walk to Coolabah Shopping Strip .
off two Main Streets & the T-Way which services Parramatta and Liverpool
less then 5 min drive to the M4 .

- features :
- Unique sun-room / additional indoor - outdoor area
 - New Kitchen with Caesar stone bench top with quality stainless steel appliances including gas cook top, under bench oven, range hood and polyurethane cupboards
 - freshly painted throughout
 - Brand new Built in wardrobes
 - New carpet
 - Fully tiled bathroom with separate shower and bath.
 - Intercom security access
 - Large internal laundry
 - first floor
 - Lock up garage

With lots of features and an ideal location this is a unit that won't be on the market for very long before being snapped up, so it would be wise to put the inspection date in your calendar so you don't miss out.

* 96 Sqm Unit (Inc Balconies)
* Total Area: 110 Sqm (Inc Garage & Balconies)
Indicative rental: \$450 /Week

2 BED | 1 BATH | 1 CAR

PRICE:
\$475

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.