



SOLD

OVER-SIZED STARTER WITH ROOM TO ADD VALUE

An ideal entry into the property market or investment with plenty of tenant appeal in this quiet yet convenient location. Set on the elevated ground floor of a low rise full brick security building, this freshly-painted North-facing apartment offers spacious indoor/outdoor entertaining with room to update for lifestyle and reward. Nestled in a leafy parkland precinct, it's just along the street from Merrylands' main street shops & amp; eateries, less than 10 minutes walk to rail and Stockland Merrylands shopping mall with easy access to the M4 to the West and City.

- + Expansive living/dining with parquetry floors and RC/AC
- + Patio doors to sun drenched North-facing covered balcony
- + Open plan Tasmanian Oak kitchen with updated appliances
- + 2 double bedrooms with carpet and mirrored built-ins
- + Original bathroom with bath and adjacent laundry
- + Lock-up garage in secure gated parking & visitor parking
- + Complex of 24 units with leafy well-maintained gardens
- + Videophone security entry to just 6 units in this section
- + Close to parks, library & Merrylands East Public School
- + Granville South Creative & Performing Arts High catchment
- + Convenient to Parramatta, Westmead Hospital & top schools
- + A solid investment with low strata & high style potential

Internal Area: 86 sqm including balcony
Garage : 17 sqm
Total Area: 103 sqm

Strata: Approx \$768.33/q
Water: Approx \$149.39/q
Council : Approx \$315/q

Disclaimer: @realty believes that this information is correct but it does not warrant or guarantee its accuracy. Certain information has been obtained from external sources. All interested parties should make and rely upon their own inquiries in order to determine whether or not this

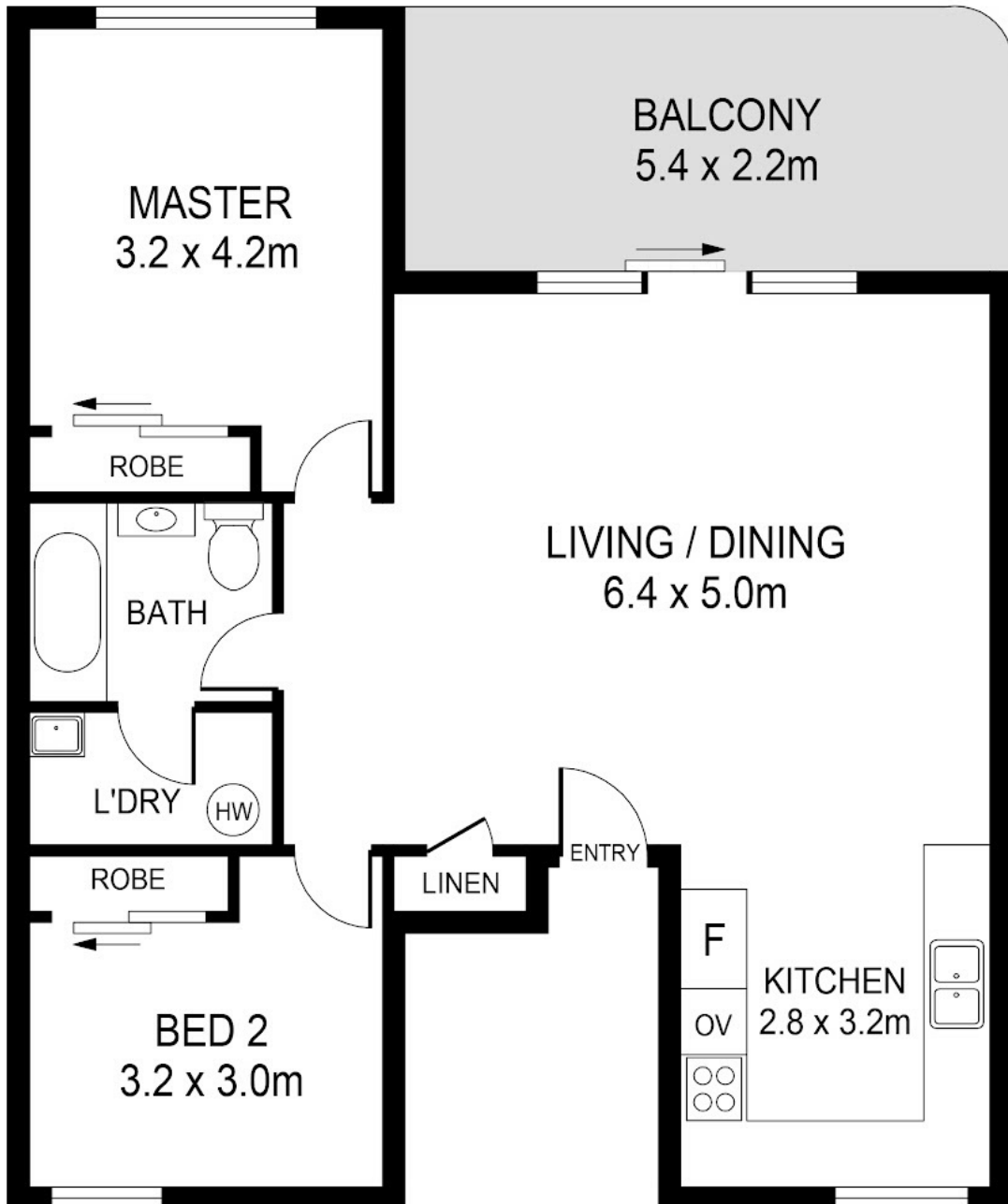
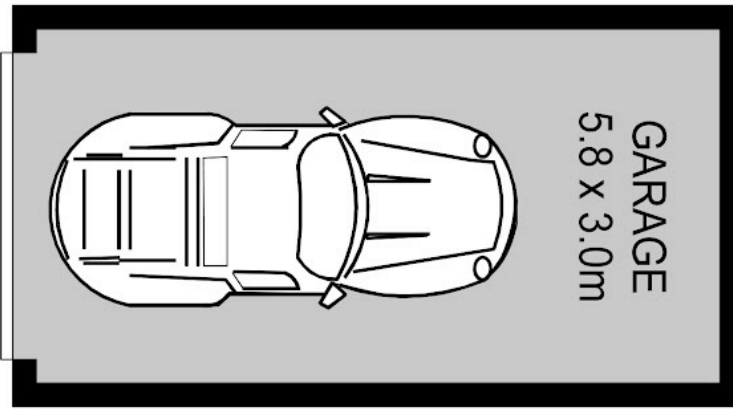
2 BED | 1 BATH | 1 CAR

PRICE:
\$420,000

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.

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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