

22/43-47 Newman Street, Merrylands, NSW 2160



Apartment For Sale

Tuesday, 30 April 2024

22/43-47 Newman Street, Merrylands, NSW 2160

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 158 m2

Type: Apartment



Jeff Moses
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Matt Moses
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\$520,000 - \$560,000

Perfectly situated in a highly sought-after area in Merrylands, this spacious 2 bedroom, 2 storey apartment boasts a generously sized floor plan, providing ample space for comfortable living. The apartment offers the unique benefit of its own private entry to the apartment, eliminating the need to enter common areas. Enjoy the convenience of being just a short stroll away from Stockland Merrylands, train and bus services, restaurants, cafes, schools and parks, making everyday living a breeze. Features include:

- 2 well-proportioned bedrooms with built-in wardrobes
- Main bedroom features an ensuite and large 4-door built-in wardrobe, offering ample storage space
- Balcony access to both bedrooms, allowing for seamless indoor-outdoor living
- Open plan living area with split system air conditioner, creating a comfortable environment year-round leading onto balcony
- Floating floorboards in living area adding a touch of elegance to the living spaces
- Eat-in kitchen with stainless steel appliances including gas cooktop and underbench oven
- Modern fully-tiled main bathroom
- Internal laundry
- Guest toilet downstairs
- Additional storage under staircase

Huge 158m² • Currently leased for \$480PW - potential rental income \$550PW
Outgoings per quarter: Strata - \$1,053
Council - \$346
Water - \$178.42

Don't miss out on the opportunity to secure this modern unit in a prime location. Contact us today to arrange an inspection and make this your new home. **DISCLAIMER:** The information above has been gathered by reliable sources. However we cannot guarantee or give any warranty about the information provided. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties must make and rely upon their own enquiries