

23/43-49 Memorial Avenue, Merrylands, NSW 2160 **RayWhite**

## Sold Unit

Tuesday, 12 March 2024

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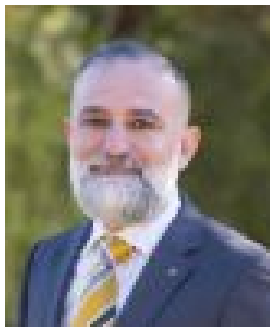
Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 93 m2

Type: Unit



Michael Azzi  
0298971177

**\$470,000**

What a location! Step outside, walk down the road and in a couple of minutes you are right in the Merrylands town centre, enjoying easy access to Stockland Mall and train station, making this unit perfect for an investor or first home buyer! This well looked after 2nd floor unit features 93sqm of living area and 110 sqm total area, 2 good sized bedrooms with built ins, main bedroom with a west facing balcony, modern kitchen with 40mm stone benchtops, gas cooking & dishwasher, modern bathroom with a spa bath, 2 x toilets, split system A/C, timber flooring throughout, spacious open plan lounge and dining area flowing out onto a large sun drenched balcony, linen cupboard and a lock up garage for your car or storage. This unit will be sold before you get to think about it. Don't think to call Michael Azzi on 0416155001 to arrange your inspection today! Approx outgoings amounts: Strata: \$735.00 Per Quarter Water: \$178.42 Per Quarter Council: \$346.00 Per Quarter Ray White Merrylands ONLINE enquiry policy -All ONLINE enquiries received from this website require BOTH a day time phone number and email address. Incomplete enquiries will not be attended to."All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries."