

# 8/22-24 Smythe Steet, Merrylands, NSW 2160



## Unit For Sale

Thursday, 21 December 2023

8/22-24 Smythe Steet, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## JUST LISTED !!!!!

Conveniently situated in a small easy to maintain complex on the doorsteps to Merrylands train station and Stockland shopping centre, café and restaurant. Comprising modern kitchen adjoining open plan living area, generous sized bedroom with robes & bathroom. There is a secure basement car parking and large lock up storage room. Make your home at this best location in Merrylands. Features: > Spacious 2 Bedrooms > Generous combined living and dining areas > Modern kitchen with gas cooking and stainless appliances > Quality finishes and fittings > Secure parking space > Great rental income for investors > Stamp Duty Free for First Home Buyer > Outgoing Levy: > Strata Levy: \$765/Q (Approx) > Council Levy: \$346/Q (Approx) > Water Levy: \$180/Q (Approx) >>> Don't miss out the property!!!! >>> By Appointment or Inspection as Advertisement!!!! >>> Jay 0401 528 108 & Eric 0405 128 870 Disclaimer MQ Realty Pty Ltd has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Due respect to the privacy of current residents, property photos in this advertisement were taken long time ago, prior to current residents moving in. Thus, a prospective buyer should inspect the property before making an offer.