

10/280 Merrylands Road, Merrylands

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Unique Split-Level Apartment in Prime Location – Ideal for First Home Buyers or Savvy Investors

FOR SALE

Please Call

AGENTS

Vinh Tran

0405 137 123

vinh@ljhcabramatta.com.au

AGENCY

LJ Hooker Cabramatta

(02) 9726 5566

This well-presented split-level apartment offers the perfect combination of space, functionality, and convenience. Situated in a sought-after location, it's ideal for first-time buyers looking for comfort or investors seeking solid returns.

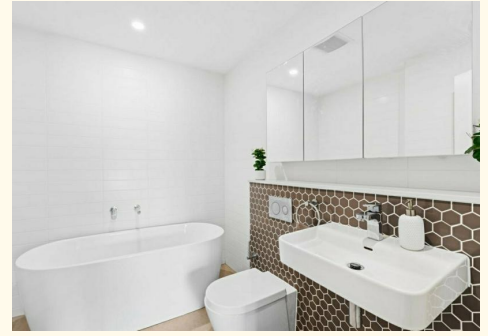
Property Features:

- 2 spacious bedrooms, both with built-in wardrobes; master with modern en-suite
- Clever split-level layout provides ground-floor guest accommodation without compromising your private living area
- 2 huge balconies with elevated views directly over Stockland Shopping Centre

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Light-filled open plan living and dining space
- Stylish stone benchtop kitchen with gas cooking
- Private covered outdoor entertainment area – perfect for year-round use
- Split-system air conditioning
- Secure single car space plus additional storage room
- Currently tenanted at \$580 per week – great investment opportunity



- Total area interior: 131m2

Approximate Outgoings per quarter:

- Strata \$1145
- Council \$268
- Water \$178

Don't miss your chance to own this unique apartment in a prime location!

- ****All offers must be in writing****

Please be aware that all inquire a contact number and email address. Inquiries that do not have this information will not receive a response. All information contained therein is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own inquiries. Virtual/styling furniture may have been used.

MORE DETAILS

Property ID 1EVBFB8S
 Property Type Unit

Vinh Tran 0405 137 123

Senior Sales Executive | vinh@ljhcabramatta.com.au

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