

Prospect, 107/8D Myrtle Street

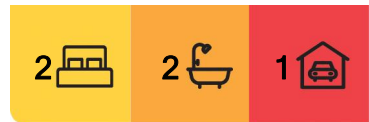
Spacious 2-Bedroom + Study Apartment —Walk to Everything!

Perfectly positioned for lifestyle and convenience, this stylish and modern 2-bedroom plus study apartment offers the ideal blend of comfort, space, and functionality. Located on the first floor of a secure, well-maintained complex with lift access, this residence is ideal for owner-occupiers or investors alike.

- * Spacious, air-conditioned open-plan living and dining, flowing to a sun-drenched northwest-facing entertainer's balcony
- * Two generous bedrooms with built-in wardrobes, including a master with private ensuite
- * Separate study room —perfect for working from home or as a guest room
- * Gourmet gas kitchen with island bench and abundant storage
- * Modern bathroom with floor-to-ceiling tiles, separate shower and full-size bathtub
- * Internal laundry plus linen storage
- * Secure basement car space with lockable storage cage



Disclaimer: 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.



For Sale
Please Call

View
ljhooker.com.au/2FWVF9E

Contact
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**LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555**

Additional Highlights:

- * Located on Level 1 with convenient lift access
- * Total area: 113 SQM
- * Registered age: July 2016
- * Currently leased at \$590/week until March 2026 —excellent investment return

Outgoings:

- * Strata: \$729.23 per quarter
- * Water: approx. \$170.00 per quarter
- * Council: approx. \$280.00 per quarter

Location Perks:

Enjoy unparalleled convenience with just a short stroll to Woolworths, local shopping village, medical centre, bus stops, schools, and parks. Everything you need is right at your doorstep!

Don't miss out on this rare opportunity to secure a quality apartment in a prime location. Whether you're looking for a place to call home or a smart investment, this one ticks all the boxes.

Contact us today to arrange your inspection!

More About this Property

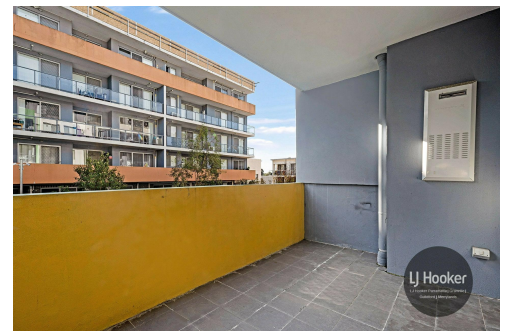
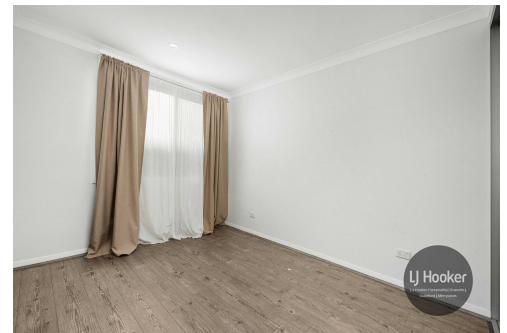
Property ID	2FWVF9E
Property Type	Unit
Land Area	113 m2
Including	Study Air Conditioning Toilets (2) Intercom Built-in-Robes Car Parking - Basement Close to Schools Close to Shops Close to Transport Disabled Access

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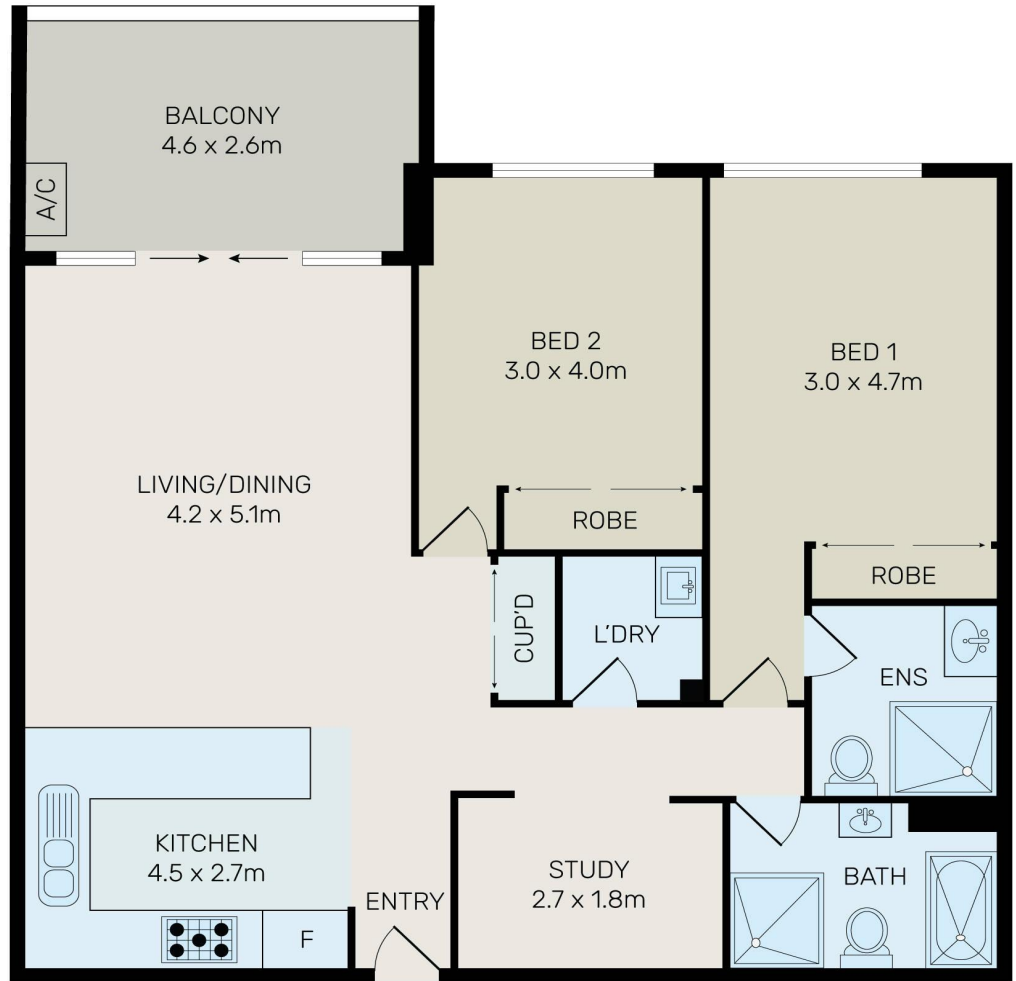


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BASEMENT



LEVEL ONE



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