

## Wiley Park, Unit 7/10 Melrose Avenue

UPDATED TWO BEDROOM UNIT &ndash; CURRENTLY  
LEASED TO LONG TERM TENANT!

Proudly presented to you by Simon Keremelevski , this unit block is set back from the street in a private resort style setting.

This ground level light filled updated apartment is ideal for any 1st home buyers or investors looking to get into the local market.

Features of this property include:

- \* Well appointed lounge and dining with stunning natural light flowing out to balcony which overlooks the manicured garden.
- \* Two spacious bedrooms both featuring built-ins.
- \* Updated bathroom with separate laundry room



**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.

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**For Sale**

\$375,000

**View**

By Appointment

**Contact**

**Sime Keremelevski**

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**LJ Hooker Bankstown | Moorebank**  
**(02) 9708 2244**

- \* Neat and tidy kitchen with plenty of storage and s/s appliances
- \* Reverse cycle air-conditioning.
- \* Registered car space
- \* Buyers note: We have 3 Units to choose from within this complex.

Central handy location only minutes away from local schools primary and secondary, Wiley Park station and Metro (due for completion in 2024) , local parks, Roselands Centro , popular Haldon Street shopping precent and main roads and M5.



OUTGOINGS PER QTR:

WATER \$156

STRATA \$727

Contact: Simon Keremelevski on 0413-077-217 or

skere.bankstown@ljhooker.com.au

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## More About this Property

Property ID	SNGF8E
Property Type	Unit
Including	Toilets (1)

**Sime Keremelevski**

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**Larissa Ahmad**

Executive Assistant to Sam Nader | Larissaa.bm@ljhooker.com.au

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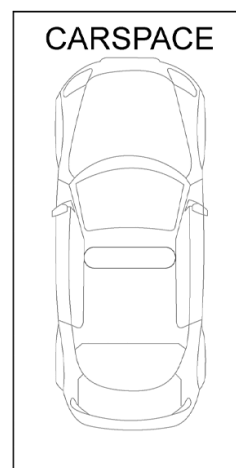
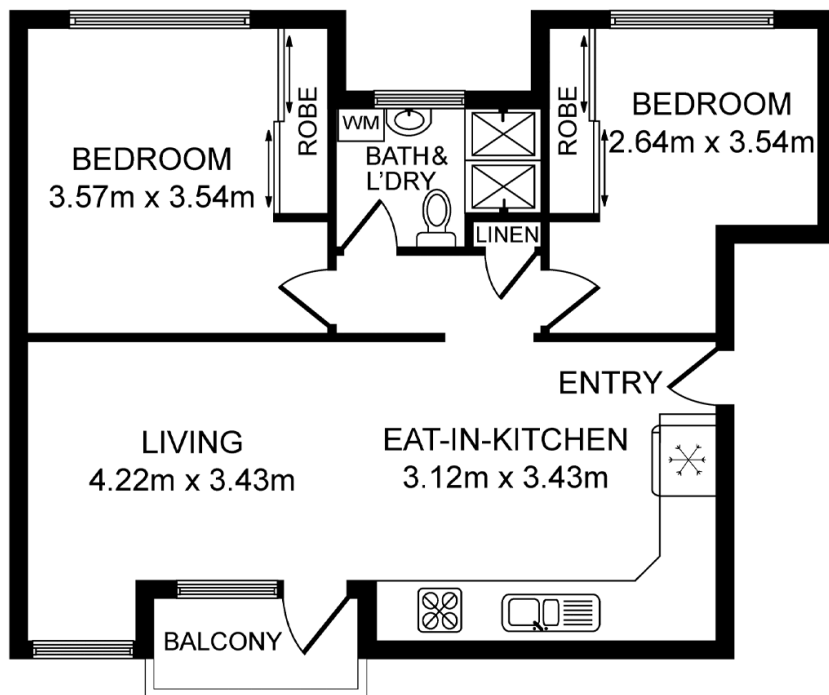
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(NOT IN POSITION)

### U11, 10 Melrose Avenue, Wiley Park

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Photos & Floor Plan created by SMT Clicks | 0478 099 674



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