

**6/1-3 Torrens St, Merrylands, NSW 2160**

**Price Guide \$485,000**

Unit 2  1  1 



## Amazing Apartment

Two-bedroom air-conditioned apartment centrally located within easy access to bus stops and Merrylands West local shops.

This home features:

- Spacious lounge with recently installed new split-system air-conditioning
- Dining area
- Modern renovated kitchen
- 2 bedrooms with built in wardrobes to the main
- Private balcony
- Internal laundry
- Lock-up garage

Investors take note, property is currently leased for \$500 per week.

Approximate outgoings per quarter:

Strata Levies of \$750

Water rates \$180

Located Approximately:-

120m to Merrylands West local shopping

400m to Cerdon College

450m to T-Way bus stop (T80)

700m to Merrylands High School

1.9km to Stockland Merrylands

2.5km to Merrylands Railway Station

**Open for Inspection**

By Appointment.

### Listed By

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