

14/10-10a Todd St, Merrylands, NSW 2160

Sold - \$425,000

Unit 2  1  1 



## Perfect Condition

This well presented 2 bedroom unit is an excellent choice for first home buyers or astute investors looking to secure a well priced property in this booming market. Excellent position close to all amenities. Sun-lit in all corners with a North-Eastern aspect.

### Highlights Include:

- Large open plan living & dining area
- 2 generous sized bedrooms with built-in wardrobes
- Updated kitchen with Gas Cooking
- Internal laundry with cabinetry
- Large Sunny balcony
- Lock Up Garage
- Potential Rental Return: \$410.00 Per Week
- Lot Size: 106sqm

### Outgoings:

- Strata Levies: \$662.00 Per Quarter
- Council Rates: \$270.00 Per Quarter
- Water Rates: \$180.00 Per Quarter

### Great location:

- 800m From Merrylands High School
- 1.1km From Merrylands Park
- 1.2km From Merrylands Swimming Centre
- 1.3km From Sherwood Grange Public School
- 1.4km From Merrylands Public School
- 2.5km From M4 Motorway
- 2.6km From Bunnings Smithfield
- 3.1km From Holroyd High School

### Listed By

Chris Kaltoun

Phone: (9721) 1611

Mobile: 0432 068 804

### Open for Inspection

By Appointment.

