

**4/35-37 Manchester Street, Merrylands, NSW, 2160**



## **Apartment For Sale**

Wednesday, 23 October 2024

4/35-37 Manchester Street, Merrylands, NSW, 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



James Clarke  
0297737888

## CHARMING 2 BEDROOM APARTMENT IN CENTRAL LOCATION

Centrally located walking distance to all Merrylands has to offer is this affordable and charming 2 bedroom Apartment with open plan living and dining and an updated bathroom perfectly priced for anyone who is looking to enter the Merrylands market or the astute investor who is looking for an excellent rental return.

2 decent sized bedrooms both with built in wardrobes

Spacious living area

Large updated tiled main bathroom

Eat-in kitchen with ample storage

Internal laundry

Private balcony

Secure car space

Double brick construction

1st level walk-up Apartment with very few stairs

650m to Stockland's shopping centre

950m to Merrylands Station

1km to Merrylands Park

1.1km to Merrylands Bowling Club

1.9km to Grace for Kids Early Learning Centre

2.3km to Merrylands Public School

Currently Tenanted paying \$440pw in a lease until 17/11/2024.

Centrally located at an affordable price, this is a must inspect!

For more information, please contact James Clarke on 0408 443 865.