



FOR IMMEDIATE RELEASE

**Get A Jump Start On Your New Year's Resolution To Make More \$\$ This Year –
*Now Available - Boutique Block of 6 Units \$4,000 BELOW Valuation!***

Positive Real Estate has sourced a fabulous investment property in an underrated Merrylands suburb located in Sydney's Western Suburbs. On offer is a 3 storey, boutique block of 6 apartments which are nearly new and priced an amazing \$4,000 below valuation!

“This suburb is situated within the Parramatta LGA. The median unit price for Merrylands is at \$300,000 while the LGA is at \$350,000, obviously the pricier area,” said Sam Sagers, Director of Positive Real Estate. “This plays into the market well, as affordability is one of the key drivers of market demand.”

The apartments were constructed in 2010 and range in size from 53 sqm for a 1 bedroom + study to 117 sqm for a 3 bedroom unit, each with 1 bathroom and 1 space garage. All apartments come with high quality finishes, built in wardrobes, blinds, fly screens, video intercom and split system air conditioning.

“This investment property is situated in a perfect location – at the centre of Parramatta, Merrylands and Granville, three of Western Sydney's best performing suburbs,” said Sam.

These apartments are in a prime location. Transportation via the Merrylands Train Station is less than 300 metres distance, while shopping choices abound at the Stockland Mall in Merrylands, just 500 metres away. Self drivers have access to the M4 Motorway less than 2km distance while everything possibly needed is available at the Parramatta CBD, a mere 2.3km away.

“The convenient location of this property will fuel its performance, which is expected to be very good,” said Sam. “It's been consistently shown that properties situated within a 2km radius of public transportation facilities perform better than the market in general, because individuals are willing to pay a bit more just to live close to public transport hubs.”

In their October edition of API Magazine, Merrylands found its way into the top 100 investment suburbs, while Parramatta and Granville both have been consistently named as top property investment locales.

In particular, nearby Parramatta's CBD is growing, attracting both private industry and public infrastructure spending, which is driving the growth and fueling the surge in population. It's this population surge combined with a supply which is struggling to keep up that makes this investment property a fantastic opportunity!

According to the NSW Government, Western Suburbs such as Southern Parramatta will grow to such an extent that they will need to make room for more than 5,000 people.

“The St. George report identified nearby Granville as a hotspot for investors,” said Sam, “which is a strong vote of confidence in these markets,” said Sam. “Experts predict that the lower end of the market will offer many bargains.”

Angie Zigomanis of the forecasting group BIS Shrapnel, believes that properties in the Sydney area which are selling for under \$400k will be good buys. The median price of homes in the Granville area is at \$345,000. RP Data's property analyst Cameron Kusher remarked that “Granville is one of the most affordable suburbs within a 20km radius of the Sydney CBD. It's in a great location, close to Parramatta with strong renovation potential and good transport.”

Surrounding this lovely boutique block of apartments are parks, retail and commercial districts as well as entertainment hotspots, which simply adds great value to these units.

“The low price point of these units merits enough reason to take a look at this opportunity, but when you add in other factors - their nearly new condition, their location in a high demand area, their proximity to other high growth areas and the fact that they're close to all possible conveniences makes this a fantastic opportunity which offers real growth potential,” said Sam.