



Merrylands, 11/21-23 Sheffield Street

Spacious & Modern 2-Bedroom Unit in Prime Merrylands Location!

Discover comfort, convenience, and modern living in this top-floor, north-facing unit, perfectly positioned at the rear of a well-maintained complex.

Property Features:

- * 2 spacious bedrooms —Master with built-in wardrobe & ensuite
- * Double brick construction —Quality build for durability & insulation
- * Air-conditioned open-plan living —Enjoy year-round comfort
- * Stone gas kitchen —Stylish design with breakfast bar
- * Modern bathroom —Floor-to-ceiling tiles, separate shower & bath
- * Internal laundry —Added convenience
- * North-facing balcony —Ideal for soaking up natural light
- * Lock-up garage —Secure parking & storage



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.



For Sale
Please Call

View
ljhooker.com.au/2FM1F9E

Contact
Joseph Nasr
0405 824 646
Joseph.Nasr@ljhooker.com.au

**LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555**

* Carpet throughout —Cozy & inviting ambiance

* Walking distance to Merrylands Stockland Mall, public transport, parks & schools.

Strata \$1,250.00

Water \$175.98

Council \$372.00

Total area size 103 sqm

Currently leased until November 2025 at \$490 per week

Registered age 2000



More About this Property

Property ID	2FM1F9E
Property Type	Unit
Land Area	103 m2

Joseph Nasr 0405 824 646

Area Specialist | Joseph.Nasr@ljhooker.com.au

LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555

42 South Street, GRANVILLE NSW 2142

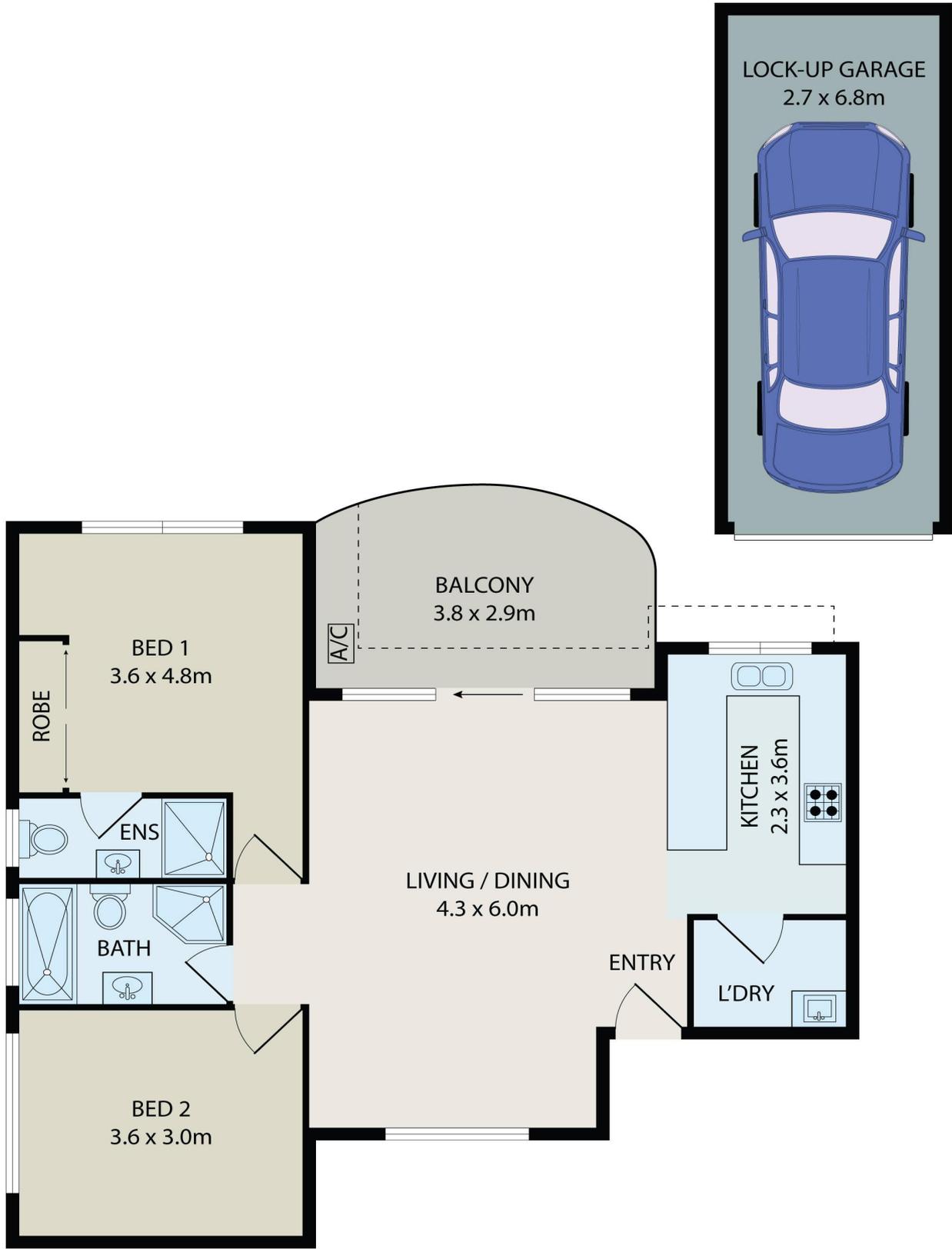
granville.ljhooker.com.au | granville@ljhooker.com.au



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.

**LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555**



All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



11/21-23 Sheffield Street, Merrylands



LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555

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.