

Merrylands, 11/21-23 Sheffield Street

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

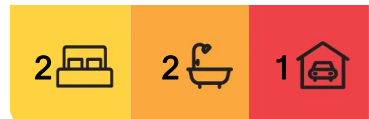
Discover comfort, convenience, and modern living in this top-floor, north-facing unit, perfectly positioned at the rear of a well-maintained complex.

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
\$380,000

View
ljhooker.com.au/2FM1F9E

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**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

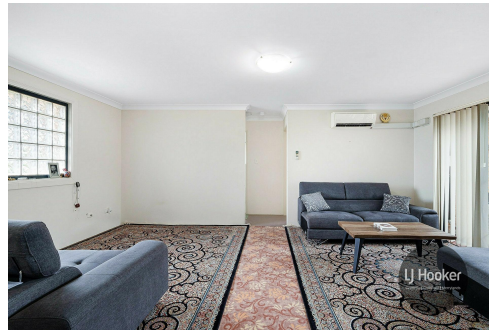
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