






13/43-47 Sheffield Street, Merrylands

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Affordable and Convenient!

Positioned in a highly convenient location, this neat older style unit presents a great opportunity for first home buyers, investors, or downsizers looking to secure an affordable entry into the rapidly growing Merrylands market.

The inviting residence features two generous bedrooms with built-in wardrobes, open plan living and dining area with air conditioning, modern kitchen, neat bathroom plus east facing balcony. Laminate timber flooring throughout adds warmth and low-maintenance appeal.

Additional features include a lock-up garage plus storage cage, offering practicality and extra convenience.

Ideally situated only approximately 600 metres to Stockland Merrylands Shopping Centre and approximately 950 metres to Merrylands Train Station, this property provides easy access to shopping, transport, schools, and local amenities.

Property Features:

- Two bedrooms with built-in wardrobes
- Open plan living and dining area
- Modern kitchen
- Neat bathroom

FOR SALE
\$435,000.00

AGENTS

Paulette Ghaleb
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AGENCY

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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.



- Laminate timber flooring throughout
- Lock-up garage plus storage cage
- Approx. 600m to Stockland Merrylands
- Approx. 950m to Merrylands Train Station
- Total area - 95sqm approx.

An affordable opportunity in one of Western Sydney's fastest growing suburbs - inspect today!

MORE DETAILS

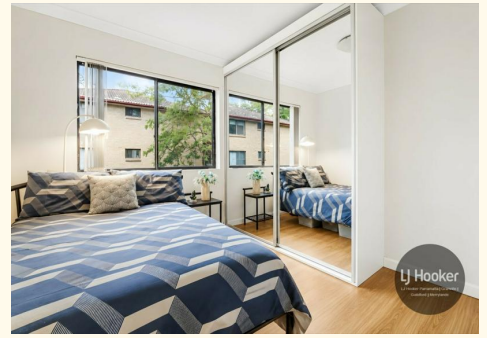
Property ID	2H3ZF9E
Property Type	Unit
House Size	95 m2
Land Area	95 m2
Including	Air Conditioning
	Toilets (1)
	Intercom
	Built-in-Robes
	Car Parking - Surface
	Close to Shops
	Close to Transport

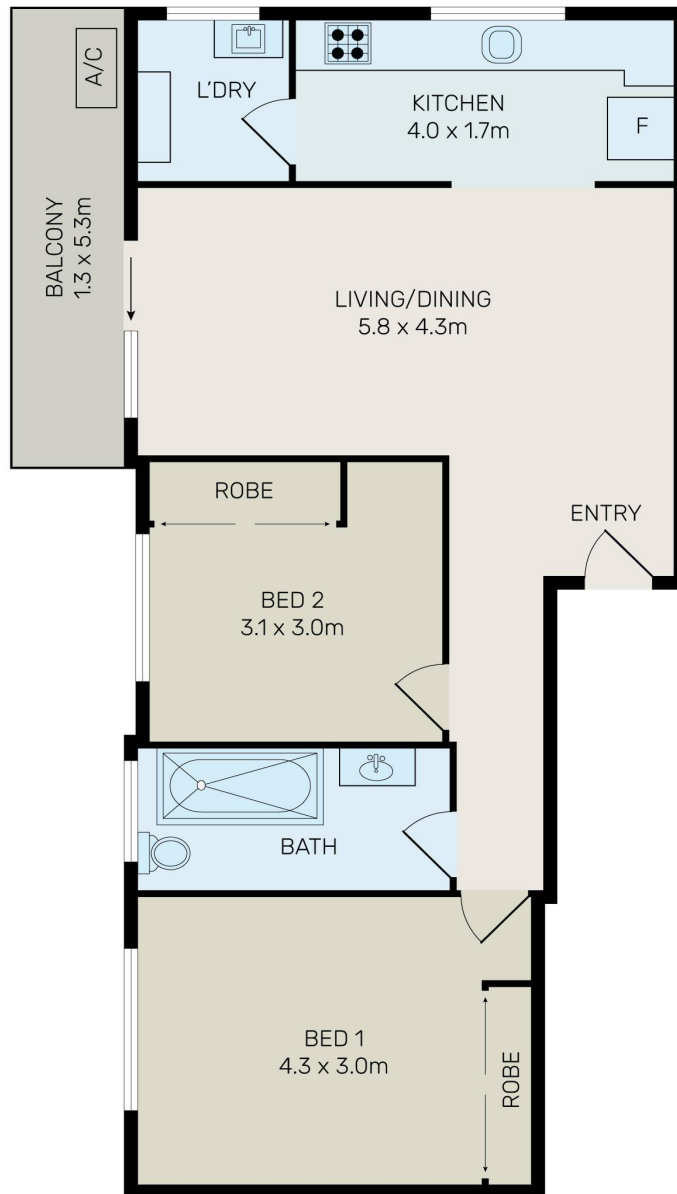
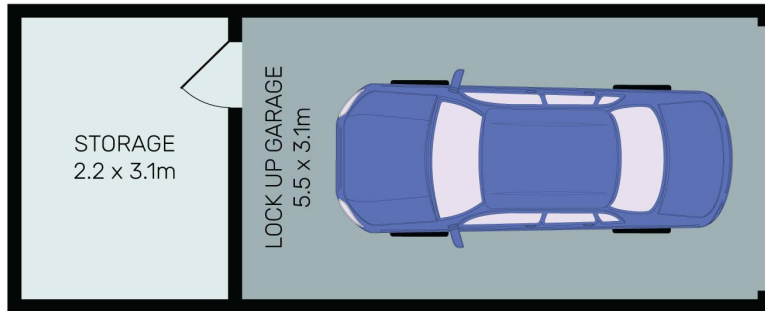
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