

## Merrylands, 15/26-30 Sherwood Road

Sold by Paulette Ghaleb...0408 888 810

Positioned in a well-maintained security block, this beautifully renovated apartment offers a blend of modern style and everyday convenience.

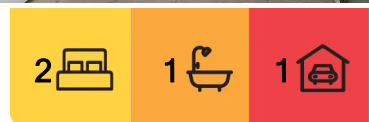
Whether you are a first-home buyer, investor, or looking to downsize, this property ticks all the right boxes.

Notable features include:

- \* Two generous bedrooms with built ins
- \* Main bedroom also features an east-facing balcony
- \* Separate lounge which adjoins a second east-facing balcony
- \* Separate dining area
- \* Modern kitchen with gas cooking and dishwasher
- \* Contemporary bathroom with sleek finishes



**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**  
\$510,000

**View**  
[ljhooker.com.au/2FJ1F9E](http://ljhooker.com.au/2FJ1F9E)

**Contact**  
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- \* Space-saving Murphy bed for added versatility
- \* Laminate timber floors throughout
- \* Security block for peace of mind
- \* Lock-up garage
- \* Ample visitor parking
- \* 550m approx. to Merrylands High School
- \* 400 metres approx. to Cerdon College High School
- \* 450m approx. to Merrylands West Shops, including IGA
- \* Close to bus transport, parks, and other amenities
- \* Total area - 111 sqm inc Balconies and Garage
- \* Strata Levies: \$800.00 per qtr. approx.
- \* Water Rates: \$175.98 per qtr. approx.
- \* Council Rates: \$372.00 per qtr. approx.

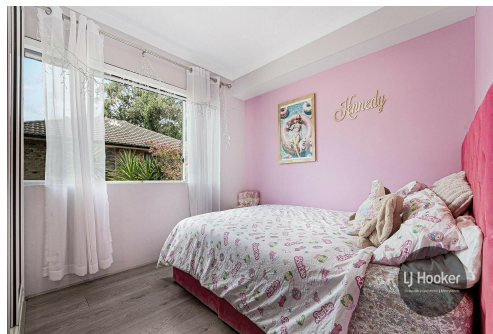
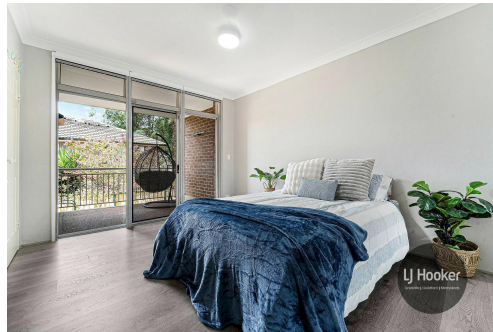
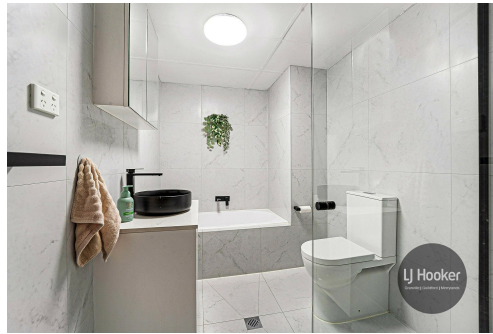
Don't miss this fantastic opportunity! Contact us today to arrange an inspection.

## More About this Property

Property ID	2FJ1F9E
Property Type	Unit
House Size	111 m2
Land Area	111 m2
Including	Air Conditioning Toilets (1) Intercom Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

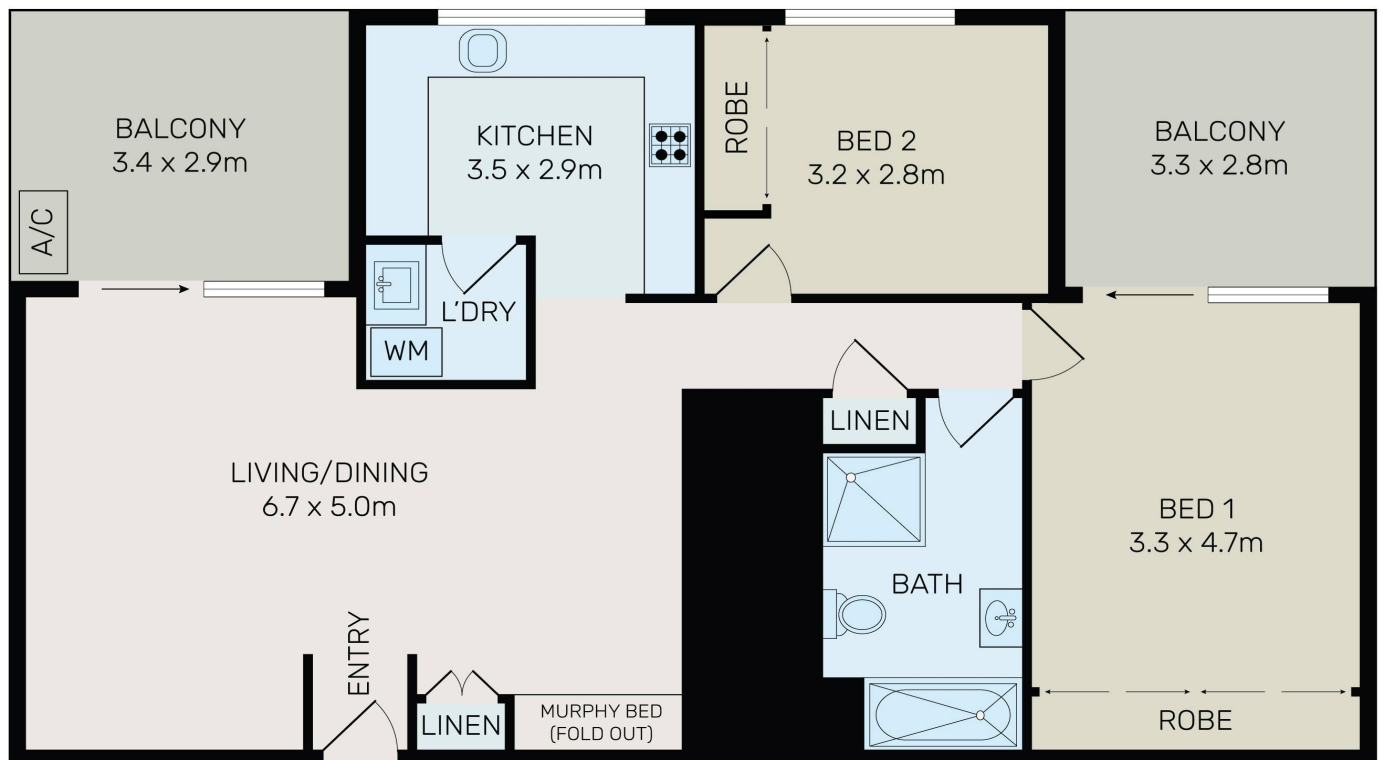
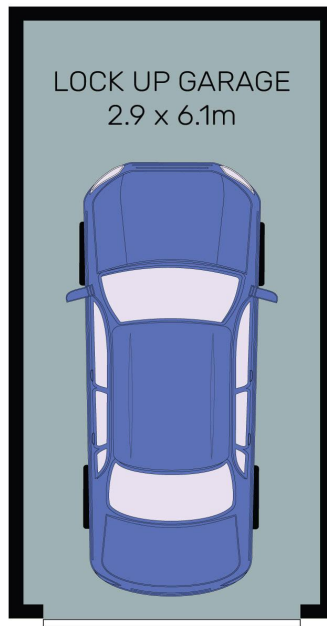
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