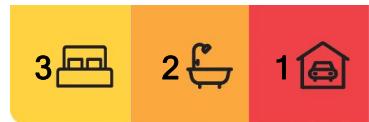




Merrylands, 4/18 Sherwood Road

Spacious Three Bedroom Unit in Boutique Style Complex



Discover the perfect blend of comfort and convenience in this well presented three-bedroom unit, set in a complex of just five residences.

Offering ample space for living, this unique property boasts three balconies, generous proportions, and a location that puts everything you need right at your doorstep.

Whether you are a first home buyer looking to enter the market or an investor seeking solid returns, this well-located gem delivers on every front.

Features include:

- * Three generously sized bedrooms (two with built-ins)
- * Large open plan living & dining area
- * Neat kitchen with gas cooking & updated bathroom



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
\$595,000

View
By Appointment

Contact
Paulette Ghaleb
0408 888 810
pghaleb.merrylands@ljhooker.com.au

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

- * Ensuite bathroom off the main bedroom
- * Three balconies —perfect for morning coffee, or extra space
- * Laminate timber flooring
- * Lock up garage
- * Boutique complex of only five
- * Total area - 121 sqm approx.
- * Short stroll to local high schools, IGA supermarket, shops and the T-Way for rapid bus transport
- * Strata Levies - \$850 per qtr.

A rare find in a tightly held complex, this property offers lifestyle, location and long-term value.

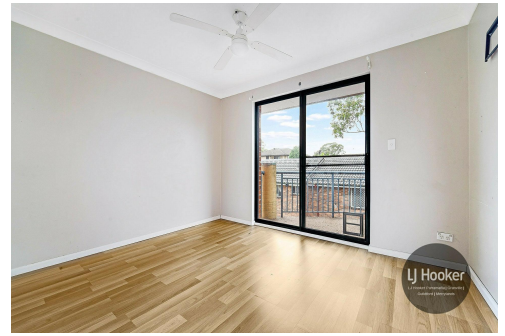
Be quick —opportunities like this don't last! Contact us today to arrange your viewing.

More About this Property

Property ID	2FU6F9E
Property Type	Unit
House Size	121 m2
Land Area	121 m2
Including	Ensuite Air Conditioning Toilets (2) Intercom Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

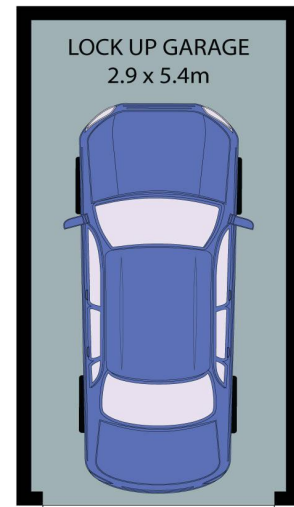
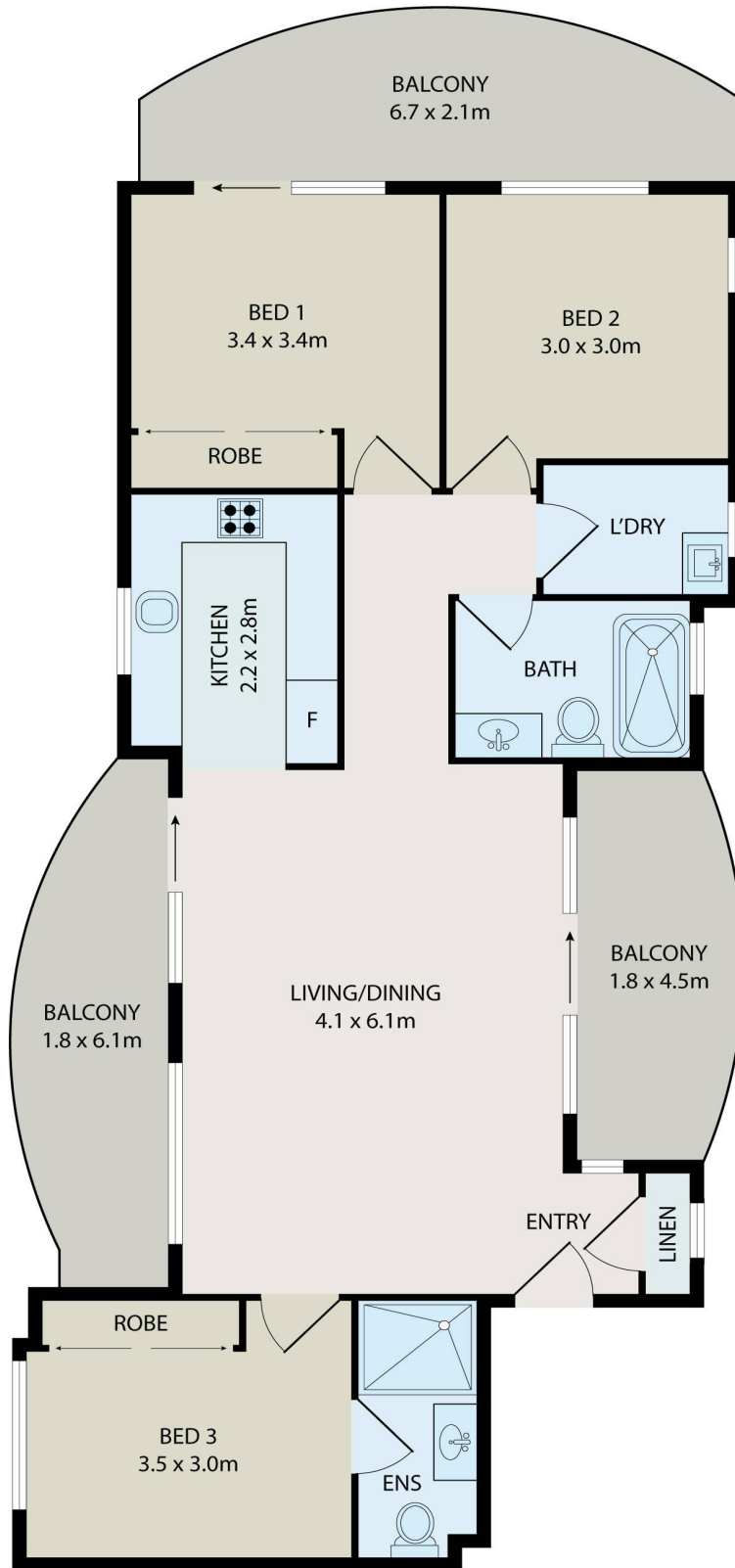
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 Area Specialist | pghaleb.merrylands@ljhooker.com.au

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4/18 Sherwood Road, Merrylands



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