

Merrylands, 6/22 Sheffield Street

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

Entire Block of Six Units in Prime Location

A superb investment opportunity to acquire an entire block of units in a highly sought after position only metres from Stockland Mall, Railway Station, bus transport, cafes and eateries.

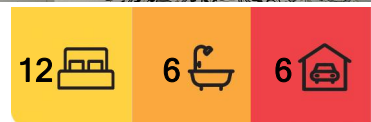
Selling in one line, this north facing block is a rare find, offering six (6) x two (2) bedroom units, all with undercover parking, balcony and laundry.

The property is strata registered with existing subdivision and would make an ideal value-add creation opportunity for investors or developers alike.

Whether you are an investor or developer, this property delivers versatility and long-term potential.



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
\$442,500

View
ljhooker.com.au/2FCYF9E

Contact
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(02) 9637 8555**

Leverage the favourable market conditions with strong rental demand and high rental yields.

Unlock growth opportunities by renovating to increase rental returns or sell the units individually for a strong return.

Notable features include:

- * 6 x 2 bedroom units
- * Three floor plan variations
- * Two-level walk-up building
- * Double brick construction
- * Representing potential income of \$151,840 to \$157,040 per annum
- * Site area - 696.85 sqm approx.
- * Strata registered and existing subdivision in place
- * Zoned R4 High Density Residential
- * All units with balconies, laundry & covered parking spaces
- * Low maintenance grounds
- * Only 600 metres approx. to the Railway Station & Stockland Mall
- * Minutes' drive to Parramatta CBD & Westmead Medical Precinct

This is a rare opportunity to secure a premium asset in a thriving location with significant upside potential.

Auction details:

The property will be offered for Auction, onsite Tuesday 17th December 2024 at 6.00pm.

More About this Property

Property ID	2FCYF9E
Property Type	Unit
Land Area	696 m ²
Including	Toilets (6) Built-in-Robes Car Parking - Surface Close to Shops Close to Transport

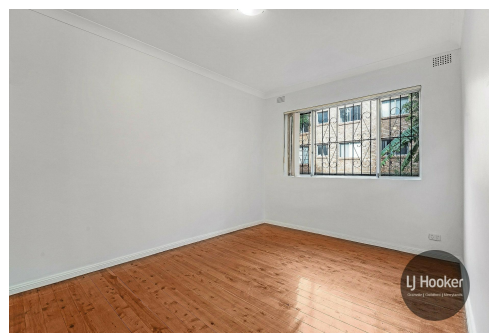
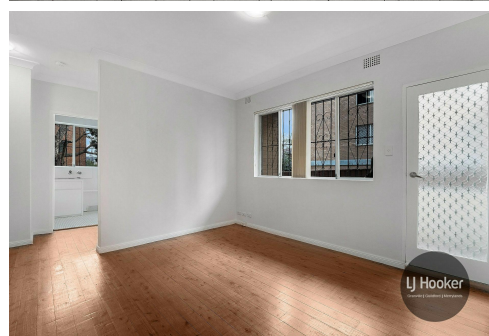
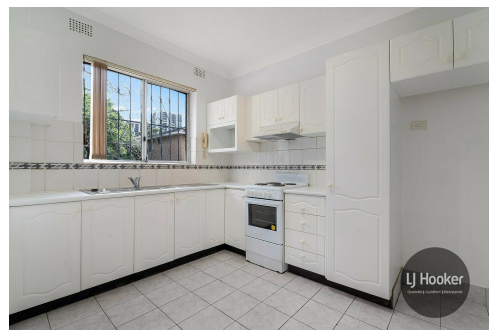
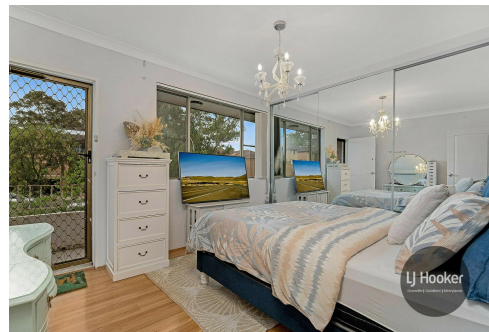
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Area Specialist | pghaleb.merrylands@ljhooker.com.au

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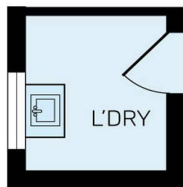
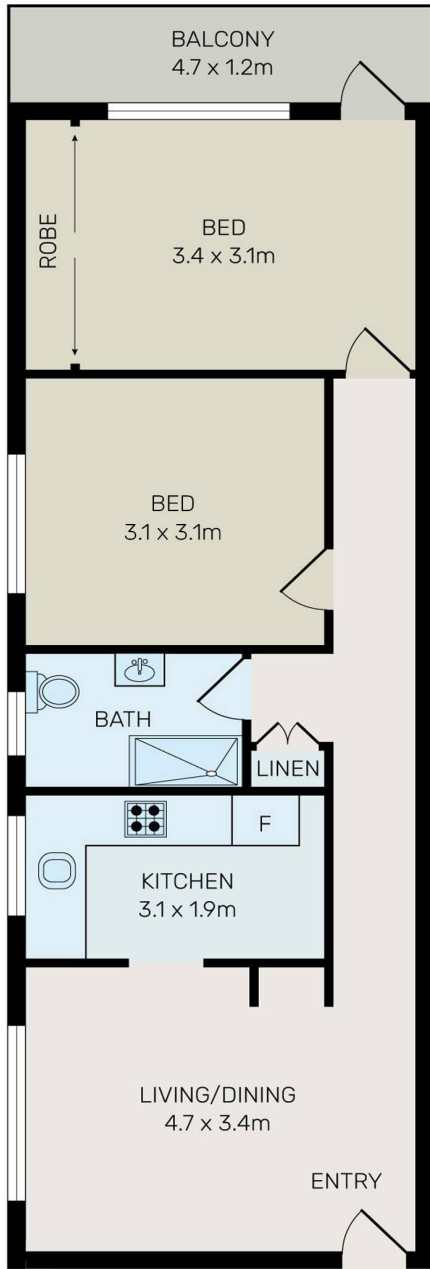
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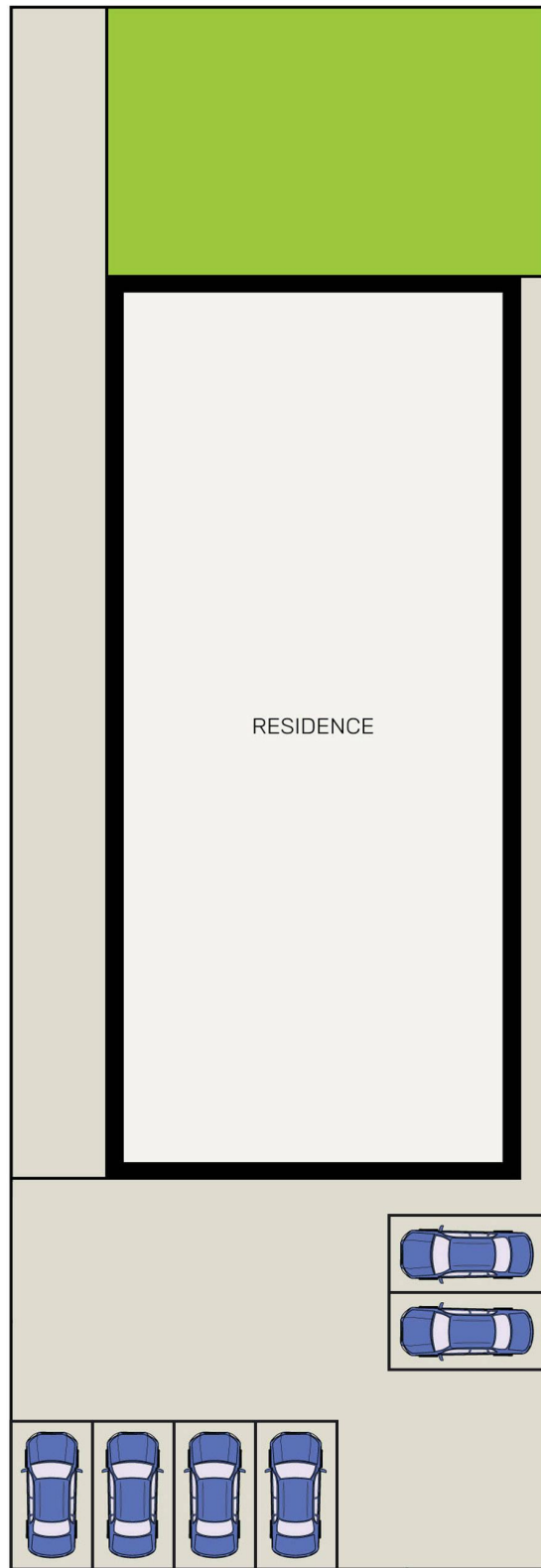
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NOT IN POSITION

UNITS 1 & 4



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