



5/45 Shadforth Street, Wiley Park

## **SOLD** by Muhammad Sarmini

**SOLD AFTER FIRST INSPECTION!**

Superb Investment or First Home in Prime Location

Perfectly positioned in a highly convenient and sought after pocket of Wiley Park, this beautifully refurbished full brick apartment is set on the top floor at the front of a boutique security block of only six. Combining modern comforts with light-filled interiors and low-maintenance living, it presents an outstanding opportunity for first home buyers or savvy investors seeking strong growth and rental potential. Currently leased and offering immediate returns, this inviting home is ready to enjoy now or move into later and maximise on your investment.

- Two (2) bedrooms, both with built-in robes, main bedroom features street facing balcony with leafy outlook
- Generous sized light filled lounge and dining area- Spacious modern eat-in kitchen with ample cupboard and bench space
- Refurbished bathroom with combined shower and bath tub, internal laundry
- Solid brick security building with intercom access
- Currently rented for \$460 per week
- Registered car space

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### **FOR SALE**

SOLD by Muhammad Sarmini

### **AGENTS**

Muhammad Sarmini  
0403 750 917  
muhammad@ljhbl.com.au

### **AGENCY**

LJ Hooker Belmore  
(02) 9750 9244

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.



Take advantage of this exceptional opportunity located only 600m to Wiley Park station and Wiley Park Public School, 800m to Wiley Park Girls High School, 1.2km to Woolworths Lakemba and within close proximity to a variety of local schools, shops, public transport and vast recreational parklands of Wiley Park, this apartment is sure to tick all the boxes!

Address: 5/45 Shadforth Street, Wiley Park  
For Sale: SOLD After First Open Inspection  
Contact: Muhammad Sarmini 0403 750 917

### MORE DETAILS

Property ID	9AFHRQ
Property Type	Apartment
Including	Toilets (1) Balcony

**Muhammad Sarmini 0403 750 917**

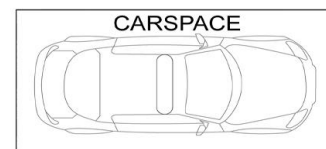
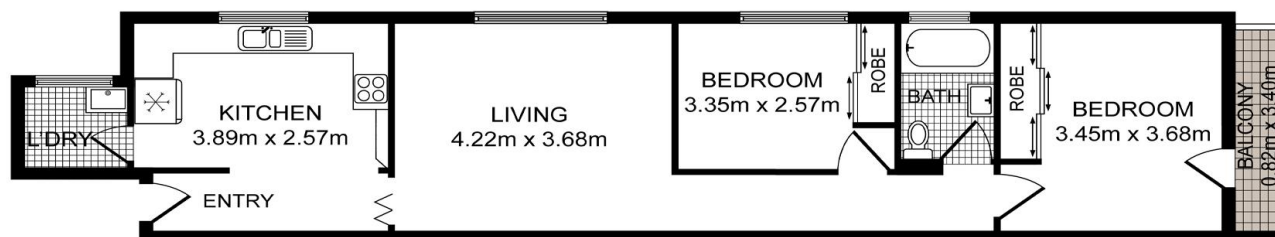
Director | Selling Licensee-in-Charge | [muhammad@ljhbl.com.au](mailto:muhammad@ljhbl.com.au)

**LJ Hooker Belmore (02) 9750 9244**

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Photos & Floor Plan created by SMT Clicks | 0478 099 674

## LJ Hooker Belmore

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