

**1504/30 Shepherd Street, Liverpool, NSW 2170**



**Apartment For Sale**

Thursday, 11 April 2024

1504/30 Shepherd Street, Liverpool, NSW 2170

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 106 m2**

**Type: Apartment**



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## Contact Agent

Introducing an exceptional lifestyle opportunity within the esteemed "Bindery" at the Paper Mill complex, this remarkable apartment boasts 2 bedrooms plus a versatile study room (3rd) with captivating views of the water and city skyline. Crafted for luxurious living, this residence on the 15th floor features an inviting, light-filled interior complemented by a spacious entertainers' balcony, perfect for hosting gatherings or simply enjoying the breathtaking scenery. Architecturally designed, the apartment showcases modern, stylish living spaces adorned with floor-to-ceiling sliding doors, flooding the home with natural light. Ideal for first home buyers and investors alike, this property offers a blend of elegance and practicality. Key features include:

- Expansive open plan living and dining area opening onto a large balcony with stunning views
- Well-appointed kitchen with quality cabinetry, gas cooktop, stainless steel appliances, and dishwasher
- Master bedroom with ensuite bathroom
- Additional bedroom with ample wardrobe space
- Study room at the entrance
- Split system air conditioning and downlights throughout
- Convenient internal laundry facilities
- Secure parking in the basement
- Close proximity to the Paper Mill dining precinct
- Nearby amenities such as the River Walk, dog parks, and parkland
- Walking distance to Liverpool Train Station and Westfields Liverpool, with hospitals also within easy reach
- Convenient access to the M5 and M7 motorways

This property presents an unparalleled opportunity to experience deluxe living in a prime location. Don't miss out on this exceptional offering! Call Nicholas Harb of Agius Property Group on 0427 530 419 to organise your appointment to inspect.