

**2/55-57 Sheffield Street, Merrylands, NSW 2160**



**Apartment For Sale**

Tuesday, 25 June 2024

2/55-57 Sheffield Street, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



Karim Semaan  
0296306666

## Price Guide \$410K - \$424K

Perfectly located in the heart of Merrylands within a short walk to Stocklands shopping Mall, local shops, schools and park, this solid full brick 2 bedroom apartment is well positioned on the first floor at the rear of the block with plenty natural lights and privacy. Ideal for both first home buyers and investors. Property features:-Full brick, 79sqm on title-Light filled living space -Neat kitchen with ample cupboard space-2 Good size bedrooms-Balcony of living -Neat bathroom -Internal laundry -Stroll to Shopping centre, Train station, cafes -Potential rental income: \$420 - \$450 per weekOutgoings:-Strata Levy: \$514.00 P.Q. approx.-Council Rate: \$346.00 P.Q. approx.-Water Rate: \$176.00 P.Q. approx.Contact Karim on 0410 336 722 for an inspection today!"All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their inquiries"