

**B502/17 Shepherd Street, Liverpool, NSW 2170**



**Apartment For Sale**

Tuesday, 2 April 2024

B502/17 Shepherd Street, Liverpool, NSW 2170

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$550,000 to \$580,000**

Immerse yourself in this modern and well-maintained, contemporary two-bedroom apartment, nestled in a prestigious and accessible corner of Liverpool. This modern dwelling promises a lifestyle characterized by convenience and luxury, appealing to first home buyers, downsizers, and investors alike. The master suite has everything you need with built-in robes, ensuite and access to the private balcony - accessible from both the living area and the master bedroom. Complementing this, a second bedroom awaits, accompanied by a versatile study/storage nook adaptable to your individual requirements. The private balcony, serving as a tranquil haven for residents, adds to the contemporary allure of the apartment. Additional features include:- Two ample bedrooms with built-in robes- Master suite boasting an ensuite- Exclusive private balcony- Split system air conditioning- Huge study or work from home station- Secure parking with additional visitor spaces- Convenient elevator access- Robust building security with swipe card entry- Stylish finishes and modern Miele appliances- Access to private terrace and additional communal areas- Within a mere 2-minute distance from Liverpool CBD This sought after location provides easy access to Liverpool's bustling CBD without sacrificing tranquility. Merely minutes away from Liverpool Train Station, Liverpool Westfields, and an array of shops, cafes, and restaurants, including the nearby Paper Mill Restaurant, this apartment presents an enticing opportunity for those venturing into the property market. This fully secured complex awaits its newest resident. Strata Fee: \$1,699.00 per Quarter approx. Council Rates: \$320.98 per Quarter approx. Water: \$160.18 per Quarter approx. \*\* Disclaimer: Ray White Liverpool believe that all information contained herein be true and correct to the best of our ability and in no way misleading, however all interested parties are advised to carry out their own enquiries and relevant searches independently.