

# Unit 2/35-37 Sheffield Street, Merrylands, NSW 2160



## Unit For Sale

Wednesday, 15 May 2024

Unit 2/35-37 Sheffield Street, Merrylands, NSW 2160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Darko Horvat  
0418233280

## Expressions Of Interest

Here is a great opportunity to secure this well presented and spacious two bedroom unit, that is situated on the first floor and is perfectly located amongst all the amenities that Merrylands has to offer, including train station and public transport, primary and secondary schools, Stockland's Merrylands, local clubs, restaurants and other highly regarded amenities/services. This spacious unit has been renovated over the years and boasts floating floorboards, including to the bedrooms. Large lounge area, with meals/dining off the well appointed polyurethane kitchen, offering plenty of storage and bench space and complimented with stainless steel appliances. Two large bedrooms await, both with mirrored built in wardrobes, quality tiling to the main bathroom, internal laundry, with second toilet and access to the large balcony. All this and more comes complete with split system air conditioning, security intercom, large lock up garage and is currently leased. Approximately 94 sqm in size, this unit is perfect for any first home buyer or would make an ideal investment for any savvy investor. Don't miss this fantastic opportunity to secure this property.