

**505/28 Shepherd Street, Liverpool, NSW, 2170**

**CENTURY 21**

**Unit For Sale**

Friday, 9 August 2024

505/28 Shepherd Street, Liverpool, NSW, 2170

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## **SLEEK APARTMENT COMPLETE WITH STUDY**

Enjoying a lifestyle of ultra-convenience, this appealing residence is ready for your enjoyment, showcasing high ceilings throughout, light filled interiors & spacious open plan living that integrates indoor and outdoor areas. Located in the highly sought-after 'Bindary' complex alongside the Georges River in a sleek and modern complex moments to Restaurants, amenities & a variety of lifestyle options.

- \* Bedroom complemented with built in wardrobe
- \* Bright open plan living with Air conditioning
- \* Sleek kitchen with stone benchtops
- \* Separate study
- \* Modern Bathroom with premium finishes
- \* Spacious Balcony with courtyard views
- \* European style Laundry
- \* Extra large car space
- \* Internal area 66m2, car space 17m2
- \* Adaptable Living - thoughtfully designed, ensuring it can be easily modified to accommodate wheelchair access
- \* Peaceful locale with family friendly garden area within the complex & proximate to the Papermill restaurant precinct

### **OUTGOINGS:**

- \* Strata levies approx. \$1,267.70p.q plus capital works fund \$171.30
- \* Council rates approx. \$308.00p.q
- \* Water rates including usage approx. \$200.78p.q

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