



**408/30 Shepherd Street, Liverpool NSW 2170**



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## **408/30 Shepherd Street, Liverpool NSW 2170**

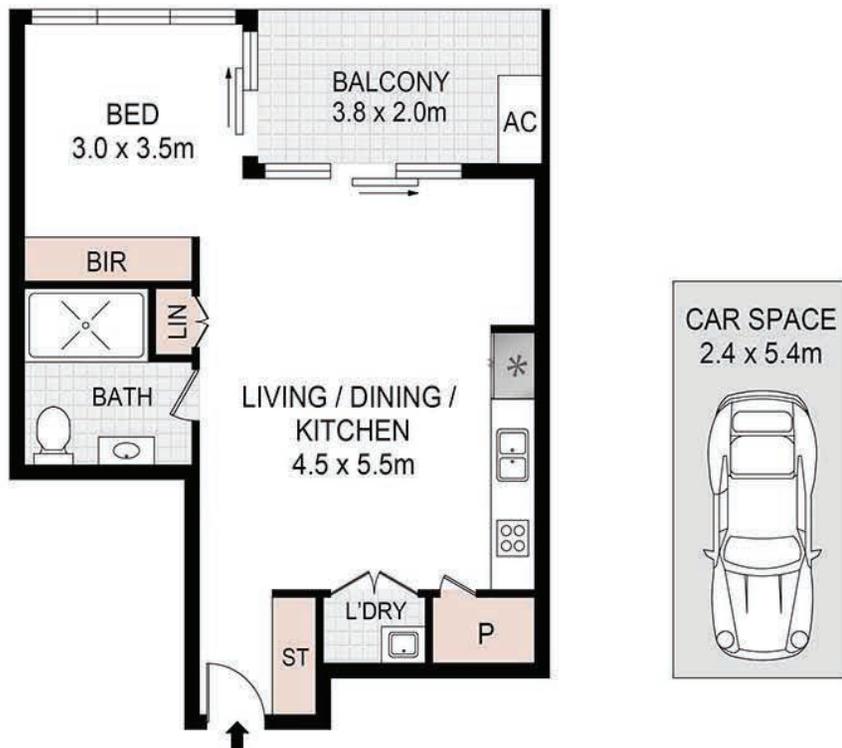
### **Cozy & tranquil apartment with parking overlooking Georges River**

Welcome to 408/30 Shepherd St Liverpool, designed for style, comfort, and convenience, this stylish studio apartment is the perfect choice for first-home buyers, empty nestors or investors.

This spacious secured apartment features ample built-in wardrobes, open-plan living and dining, plus a sleek gas kitchen complete with European stainless steel appliances.

Enjoy entertaining on the large undercover balcony with natural gas connection, or take advantage of exclusive rooftop access. Perfectly positioned by the Georges River, this apartment is just a short stroll to all essential services.

- Open plan living with timber floorboards throughout
- Uninterrupted view to Georges River
- Secured complex with intercom access
- Close proximity to Liverpool train station, Westfield & Liverpool Hospital
- Secured basement parking space



## 408/30 SHEPHERD STREET, LIVERPOOL



DISCLAIMER : PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

 **TRIO PROPERTY AGENCY**

### Outgoings:

Strata levy: approx. \$1,092.1 per quarter

Water rate: approx. \$203 per quarter

Council rate: approx. \$348 per quarter

### Rental estimate:

\$500-550 per week



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