



**SPECIAL SALE OFFER**

# 3 FOR FREE\*

**We will, we will rock your value.**

FOR SALE  
FROM  
1%  
low rate

FOR SALE  
FREE  
internet  
advertising

FOR SALE  
FREE  
valuation

\* Terms and Conditions apply, For a limited time only

**Jeremy Yuen | 0412 406 039**  
jeremy@atrealty.com.au



**Experience,  
Dedication  
& Results**

**3 FOR FREE**  
**SPECIAL RENTAL OFFER**

We will, we will rock your value.

FOR RENT  
FREE  
letting fee  
for first time

FOR RENT  
FREE  
three months  
management  
for first tenancy

FOR RENT  
FREE  
advertising  
for first time

\* Terms and Conditions apply, For a limited time only



# SOLD

## SOLD BY JEREMY WITH A HAPPY OWNER ,ANOTHER ONE PLEASE 0412406039

Tree lined mansion luxury with a budget price (within Parramatta light rail corridor to be opened 2024)

Embraced in a tree lined street just minutes from the train station and buses and within minutes drive to Carlingford, Eastwood, Parramatta District, and all of the amenities that vibrant ever-growing Western District has to offer.

The Townhouse comprises 3 Bedrooms with an emphasis on style, space, privacy, relaxed outdoor living, and convenience  
Ideal for the live-in owner or astute investor alike

**Features:**

- 3 large bedrooms with built-ins all with elevated ceiling
- Spacious Master bedroom with ensuite
- Separate free flow dining and lounge area enjoying unique courtyard outlook
- Open plan modern kitchen with stainless steel appliances, Dishwasher, gas cooking
- Split Air conditioning in the living area
- Guest W/C on the ground floor
- Discreet internal laundry
- Undercover patio perfect for outdoor dining/BBQ area
- Easy-care fully paved courtyard with low maintenance
- Well landscaped courtyard leading to intercom access
- Underground double lock-up garage for security

Council - \$316 per quarter  
water - \$171 per quarter  
strata - \$517 per quarter

Must be sold and no reserve has been set

Contact Jeremy 0412 406 039

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$1,025,000

**OPEN FOR INSPECTION:**  
N/A



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# 2/30 Marshall Road, Telopea



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.