



## FOR SALE

### CHARMING DOUBLE BRICK COTTAGE IN A PRIME LOCATION.

Located in North Parramatta, this property offers the best of both worlds – a quiet and peaceful neighborhood, while also being just a short drive away from the bustling city center. You can enjoy the tranquility and privacy of suburban living, while still having easy access to all the amenities and attractions that the city has to offer.

The house boasts two bedrooms, a formal lounge room, mostly original kitchen with a gas cooktop and an adjacent dining area off the kitchen overlooking the picturesque backyard.

The renovated bathroom is modern and stylish, featuring high-end fixtures and fittings that add a touch of luxury to your daily routine. Soak in the deep bathtub and let your worries melt away or take a refreshing shower in the spacious glass-enclosed shower. With plenty of storage and counter space, getting ready in the morning will be a breeze.

One of the highlights of this property is the generous land size of 506 square meters and the almost perfectly flat block, providing ample outdoor space for you to enjoy. Two covered entertaining areas and a large, grassed area makes entertaining a breeze with plenty of space for kids and pets to play.

The front yard is equally appealing, with a well-maintained lawn and garden beds that adds to the charming curb appeal of the house.

This property also offers the convenience of a two-car garage, providing secure parking and additional storage space for all your belongings. Say goodbye to the hassle of finding street parking or worrying about the safety of your vehicles.

Seize the opportunity to make this charming home yours. With no tenants currently occupying the property, you can move in and make it your own right away. The potential rent per week is \$600 - \$650, making it an attractive investment also.

So why wait? Contact us today to schedule a viewing and see for yourself why this property in North Parramatta is the perfect place to call home. Make your dream of owning a home in North Parramatta a reality.

2 BED | 1 BATH | 2 CAR

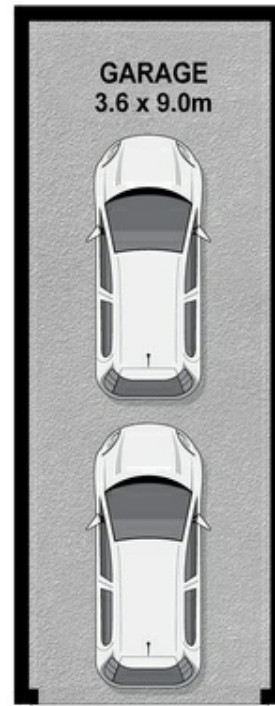
PRICE:  
\$1,550,000

OPEN FOR INSPECTION:  
N/A



**Judy Pope**  
**0490045875**

judy.pope@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.

## 31 BYRNES STREET, NORTH PARRAMATTA

Judy Pope  
0490045875

[judy.pope@arealty.com.au](mailto:judy.pope@arealty.com.au)

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 ENQUIRIES.



