

FOR SALE

CONVENIENT 3-ROOM MODERN APARTMENT

Price Guide \$600,000

This generous apartment offers a perfect blend of comfort, convenience, and modern living. Featuring two spacious bedrooms, and a large study/multi-purpose room. This property is ideal for those seeking space, convenience and practicality.

Key Features:

- Open-Plan Living: The combined lounge and dining areas are bright and airy, opening onto an enclosed balcony, ideal for relaxing or entertaining.
- 2 Generous Bedrooms: The main bedroom boasts an ensuite and a private balcony, providing a peaceful retreat. The second bedroom is also spacious and filled with natural light.
- Large Study/multi-purpose room: A perfect space for work or study, offering flexibility for various needs.
- Modern Kitchen: Equipped with gas cooking, stone benchtops, and a dishwasher, making meal preparation a breeze.
- Lift Access, air conditioning & Internal Laundry: For added convenience and easy living.
- 1 Car Space: Secure parking for your vehicle.

Location Highlights:

- Conveniently Positioned: Just a short walk to the upcoming light rail station, making commuting a breeze.
- Nearby Amenities: Close to local Church, Prince Alfred Square, Coles, cafes, and restaurants.
- Great for Families & Commuters: Walking distance to local schools, the train station, and Westfield Shopping Centre.
- Light Rail Access: The new light rail station is just around the corner, enhancing connectivity.

Whether you're a professional, a couple, or a small family, this property offers the perfect balance of lifestyle and convenience. Don't miss out on this exceptional opportunity!

Currently tenanted at \$675 per week.

Outgoings:

- Water rates: approx. \$180 per quarter
- Council rates: approx. \$200 per quarter

3 BED | 2 BATH | 1 CAR

PRICE:

\$600,000 - \$650,000

OPEN FOR INSPECTION:

N/A

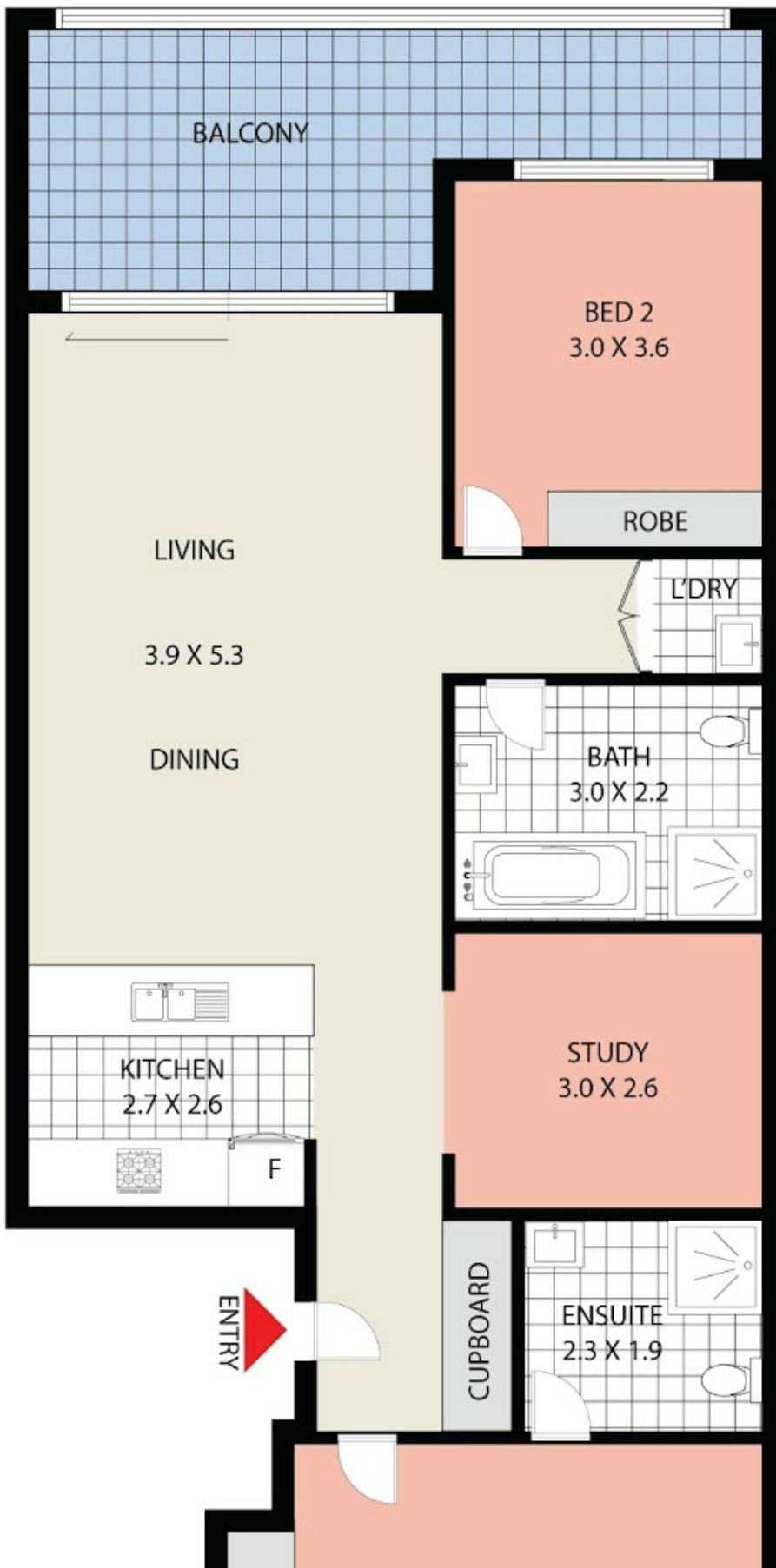


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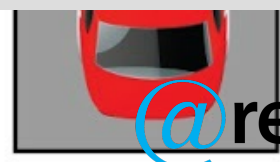
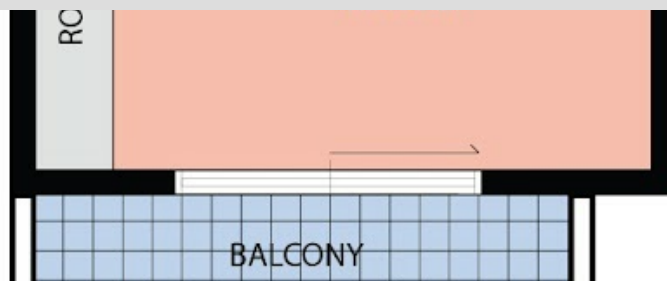


CAR SPACE

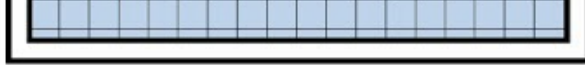


Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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FLOOR PLAN

6/21 Sorrell Street, Parramatta

NOT TO SCALE , ALL MEASUREMENTS ARE APPROXIMATE METRES , DRAWN FOR PRESENTATION PURPOSES ONLY

DISCLAIMER: While care has been taken in the preparation of these particulars, no responsibility is accepted for the accuracy of the whole or any part and interested persons are advised to make their own enquiries and satisfy themselves in all respects.