

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

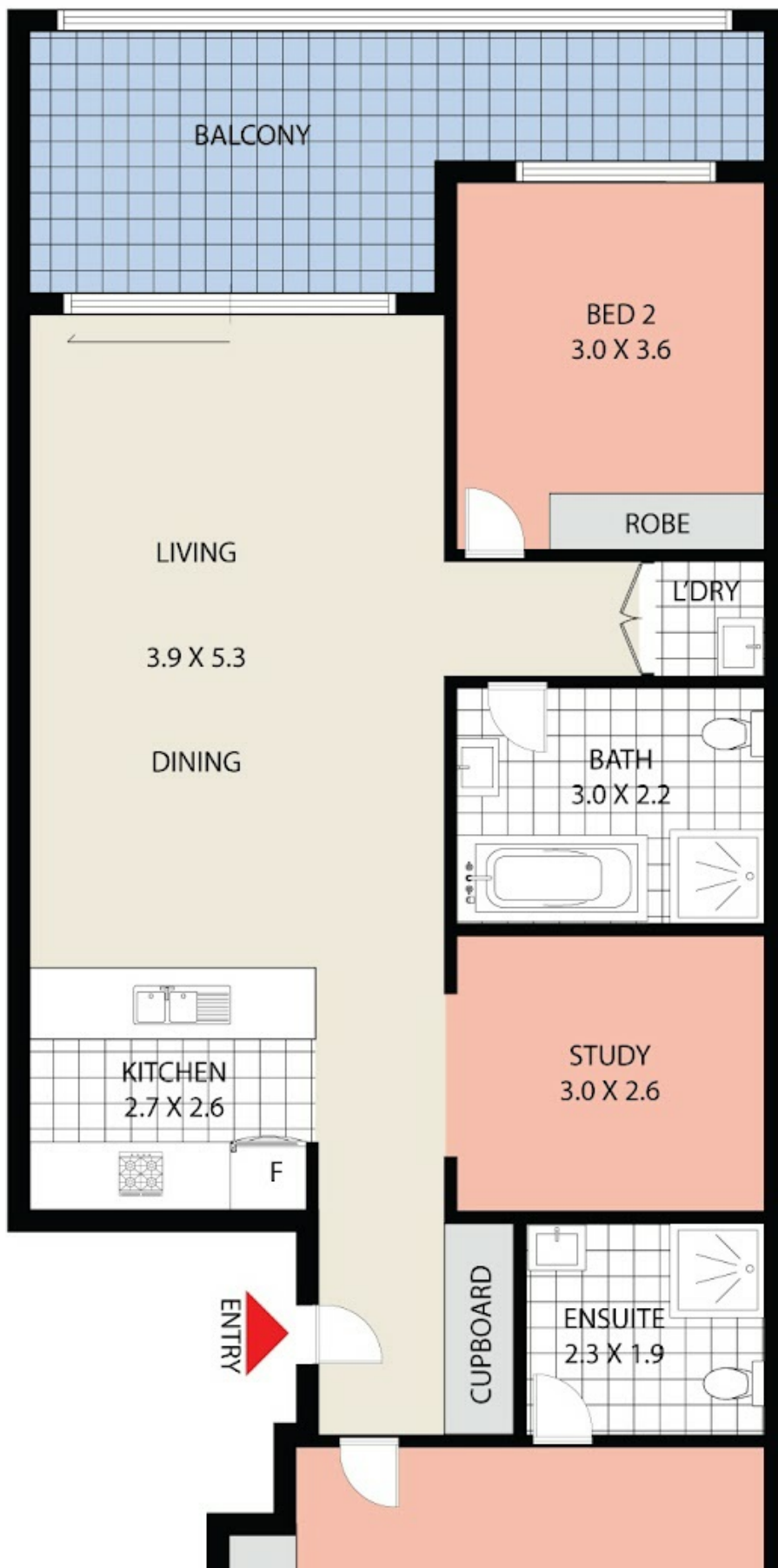


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CAR SPACE

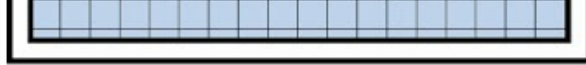


Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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FLOOR PLAN

6/21 Sorrell Street, Parramatta

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