



# FOR SALE

## STUNNING VIEWS FROM LEVEL 17, LUXURY RESORT STYLE BUILDING, BRILLIANT LOCATION, WALK TO LIGHT RAIL, CAFES AND RIVERSIDE! RENTAL \$720 PER WEEK

Enjoy stunning views with this home positioned high on Level 17 on the west-facing side of The Lennox, this beautifully appointed one-bedroom apartment showcases panoramic views of Parramatta River, CommBank Stadium, and the city skyline. Ideally located just approximately 600m from Westfield Parramatta and approximately 400m from Parramatta Railway Station and Bus Interchange, it also offers easy access to Eat Street, cafés, restaurants, and vibrant nightlife-delivering a lifestyle of absolute convenience and connection.

Strata - \$1073 pq  
Water - \$173 pq  
Council - \$326 pq

Rental Appraisal - \$720 per week

Age of building - 4 years

### Apartment Features:

- Spacious open-plan living and dining area with excellent natural light
- Well-sized bedroom with built-in wardrobes
- Contemporary kitchen equipped with Miele appliances
- Ducted air conditioning throughout
- Gas cooking and integrated dishwasher
- Generous balcony with sweeping views over Parramatta CBD, River, and Park
- Secure basement car space and storage cage.

### The Lennox Resident Amenities:

- Exclusive access to a private fitness club
- Heated 25-metre indoor lap pool
- Elegant dining and lounge areas for entertaining guests
- Ground level boardwalk lined with restaurants and cafés

1 BED | 1 BATH | 1 CAR

### PRICE:

\$635,000 - \$660,000

### OPEN FOR INSPECTION:

Aug 30 at 12:15pm - 12:45pm

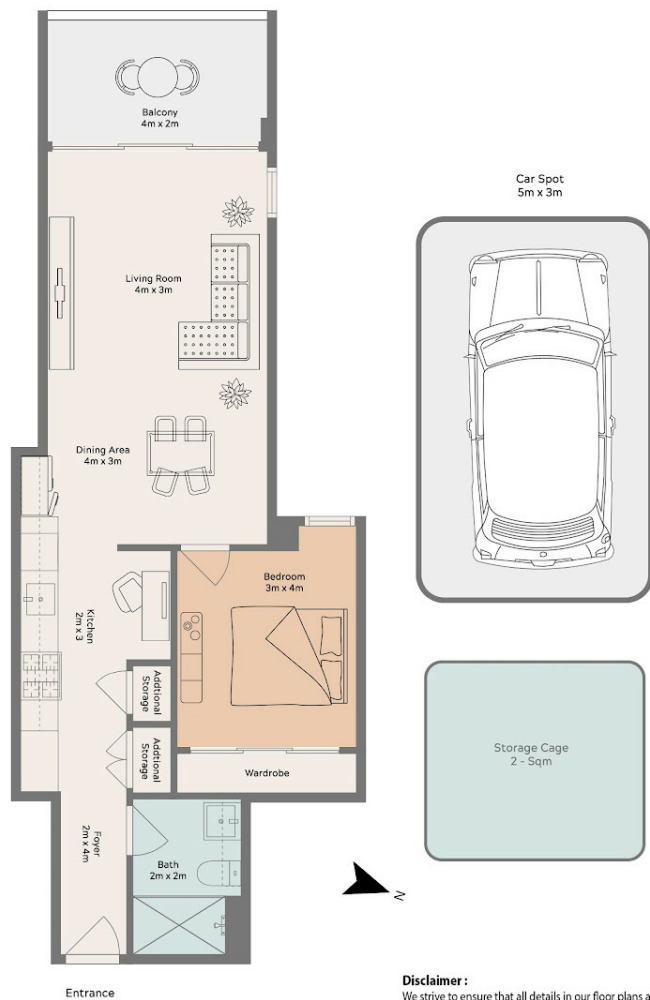


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**Disclaimer :**

We strive to ensure that all details in our floor plans are accurate and thoroughly checked to the best of our ability. However please note that we are not architects or construction contractors. The information provided including are calculations. is approximate and ha not been surveyed or drawn to scale. Our floor plans are intended solely for representational purpose and should be used as such. They should not be relied upon for structural, detailed, or other critical information.

**VIVEK UPPAL** | **@realty**

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.