

ADDRESS UPON REQUEST



Hills Estate Group



# FOR SALE

## LUXURY CBD LIFESTYLE

Step into refined urban living in this beautifully presented apartment located in the heart of Parramatta's rapidly evolving CBD. Perfect for first-home buyers, downsizers, and savvy investors, this residence combines style, comfort and an unbeatable lifestyle address.

### Key Features:

- Generous open-plan living and dining flowing seamlessly to a private balcony with elevated district views
- Contemporary kitchen with stone benchtops, gas cooking and quality stainless-steel appliances
- Spacious bedroom with built-in wardrobe
- Modern bathroom with premium finishes
- Internal laundry for convenience
- Secure building with lift access and intercom
- Single secure car space plus storage

### Location Highlights:

- Positioned in the heart of Parramatta CBD
- Only minutes to Parramatta Train Station, Light Rail, and RiverCat Ferry
- Walk to Westfield Shopping Centre, vibrant dining precincts, cafés and riverside parklands
- Close to the upcoming Parramatta Metro and major infrastructure upgrades
- Easy access to Western Sydney University, Parramatta Square, and employment hubs

This stylish apartment offers a low-maintenance lifestyle with the convenience of everything at your doorstep. A fantastic opportunity in one of Western Sydney's fastest-growing suburbs.

For more information or to arrange an inspection, contact Leroy MaGee 0402963898 from Hills Estate Group.

1 BED | 1 BATH | 1 CAR

### PRICE:

Price Guide \$580,000 - \$620,000

### OPEN FOR INSPECTION:

N/A

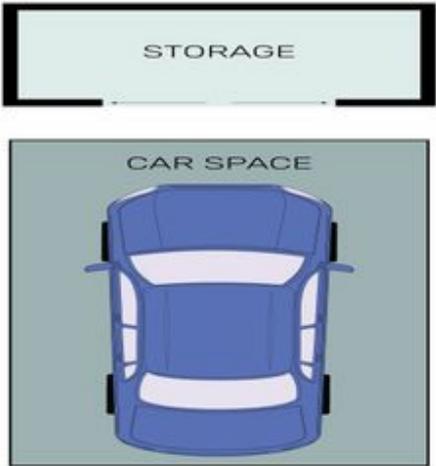
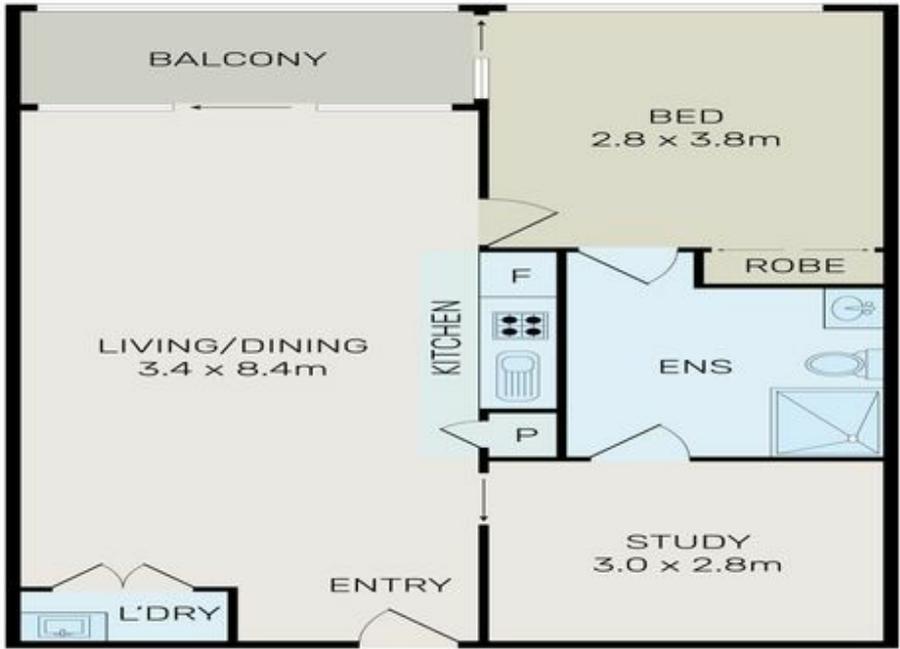


**Leroy Magee**

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All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



**1201/45 Macquarie Street, Parramatta**

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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