



FOR SALE

CONVENIENT LIVING IN THE HEART OF HARRIS PARK

Current Expected Rent: \$470pw

Perfectly positioned in one of Western Sydney's most vibrant and connected suburbs, this well-presented apartment offers an outstanding opportunity for first home buyers, savvy investors, or those seeking low-maintenance living just moments from everything.

Set within a secure and well-maintained complex, this residence combines comfort, practicality, and unbeatable convenience in a highly sought-after location.

Property Highlights:

- Spacious open-plan living and dining area filled with natural light
- Well-appointed kitchen with ample storage and functional layout
- Bedroom with built-in wardrobe and ensuite
- Private balcony ideal for relaxing or entertaining
- Secure complex with intercom access

Location Benefits:

Enjoy the ultimate lifestyle of convenience with everything at your doorstep:

- Short walk to Harris Park railway station
- Minutes to Parramatta CBD, Westfield, cafes and restaurants
- Easy access to public transport, schools, and local parks
- Situated in a high-demand rental precinct

Why You'll Love It:

Whether you're looking to enter the market, downsize, or invest, this property offers a fantastic blend of affordability, location, and lifestyle appeal. With strong rental demand and ongoing growth in the Parramatta region, this is an opportunity not to be missed.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are

1 BED | 1 BATH | 0 CAR

PRICE:

Price Guide \$350,000 - \$375,000

OPEN FOR INSPECTION:

N/A

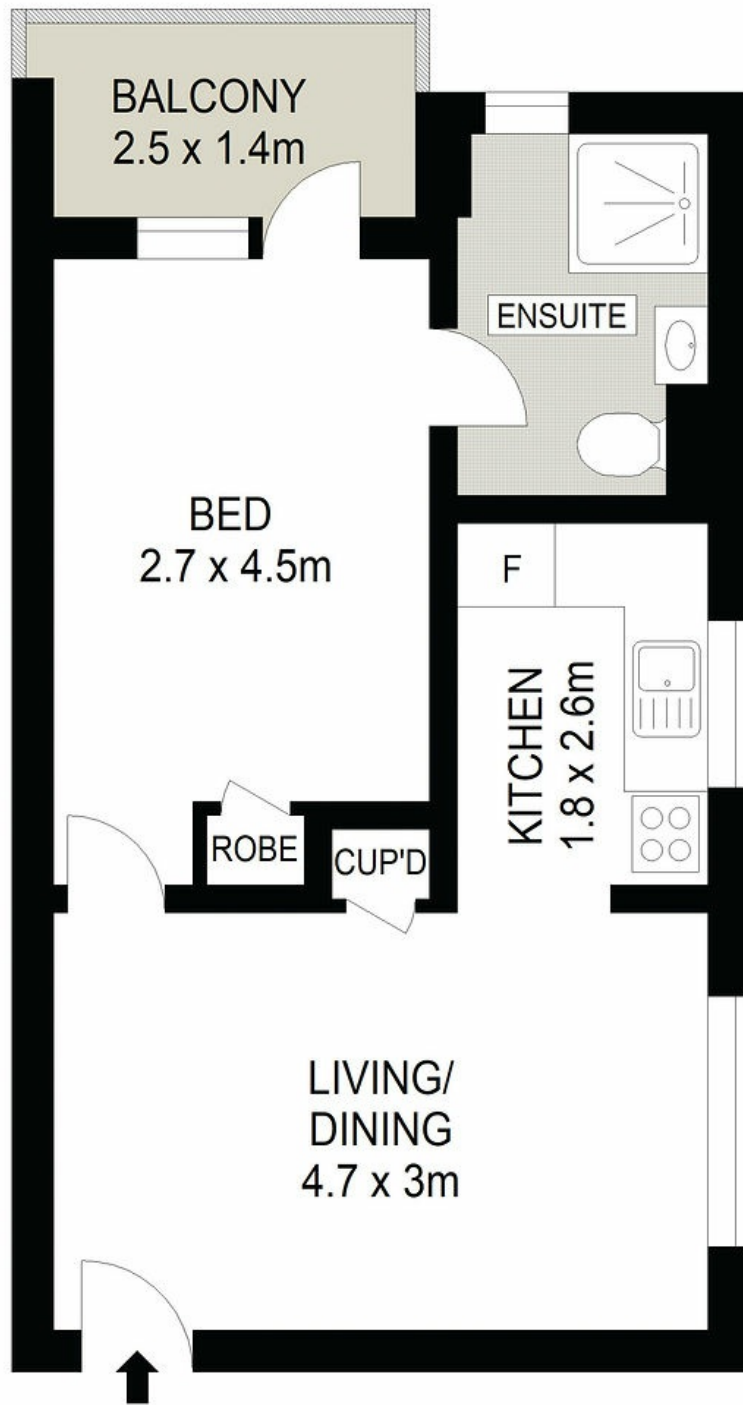


Leroy Magee

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GROUND FLOOR



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.

14/46 Harris Street,
Harris Park

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DISCLAIMER: Floor plan and site plan are for illustration purposes only. Measurements, boundaries and north arrow orientation are for information only. Interested parties should verify details independently. Floor Plans by ShutterBooth Sydney.

