



Artificially Staged

FOR SALE

HIGH RENTAL YIELD | RESORT-STYLE APARTMENT

Nestled on the 13th floor of the prestigious 'Fiori' building in the heart of Parramatta, this stylish one-bedroom apartment offers the ultimate in low-maintenance, resort-style living—perfect for first home buyers or savvy investors seeking strong returns in a prime location.

The apartment boasts a bright and airy layout, with an extended balcony flowing seamlessly from the living area to the bedroom, inviting abundant natural light and excellent airflow throughout. The well-appointed kitchen includes integrated laundry facilities, while the modern bathroom features practical linen storage.

Residents can indulge in premium resort-style facilities including a heated indoor pool, spa, sauna, fully equipped gym, and BBQ area, all complemented by attentive concierge service available throughout the day—delivering both comfort and convenience.

Enjoy a lifestyle of unmatched convenience, just moments from local shops, cafes, and transport, with a short walk to Western Sydney University and Parramatta railway station.

A fantastic opportunity to secure a modern apartment in one of Sydney's fastest-growing hubs.

Property Features:

- Expansive balcony with abundant natural light and airflow
- One bedroom with built-in wardrobe
- Modern bathroom
- Kitchen with gas cooking and dishwasher
- Internal laundry
- Doorstep to local cafes, shops and restaurants
- Short walk to local schools, Western Sydney University, and the train station
- Total area: approx. 68m²
- Currently tenanted at \$700 per week – excellent rental yield
- Resort-style living with full amenities
- Concierge service available daily
- Ideal for owner-occupiers or investors

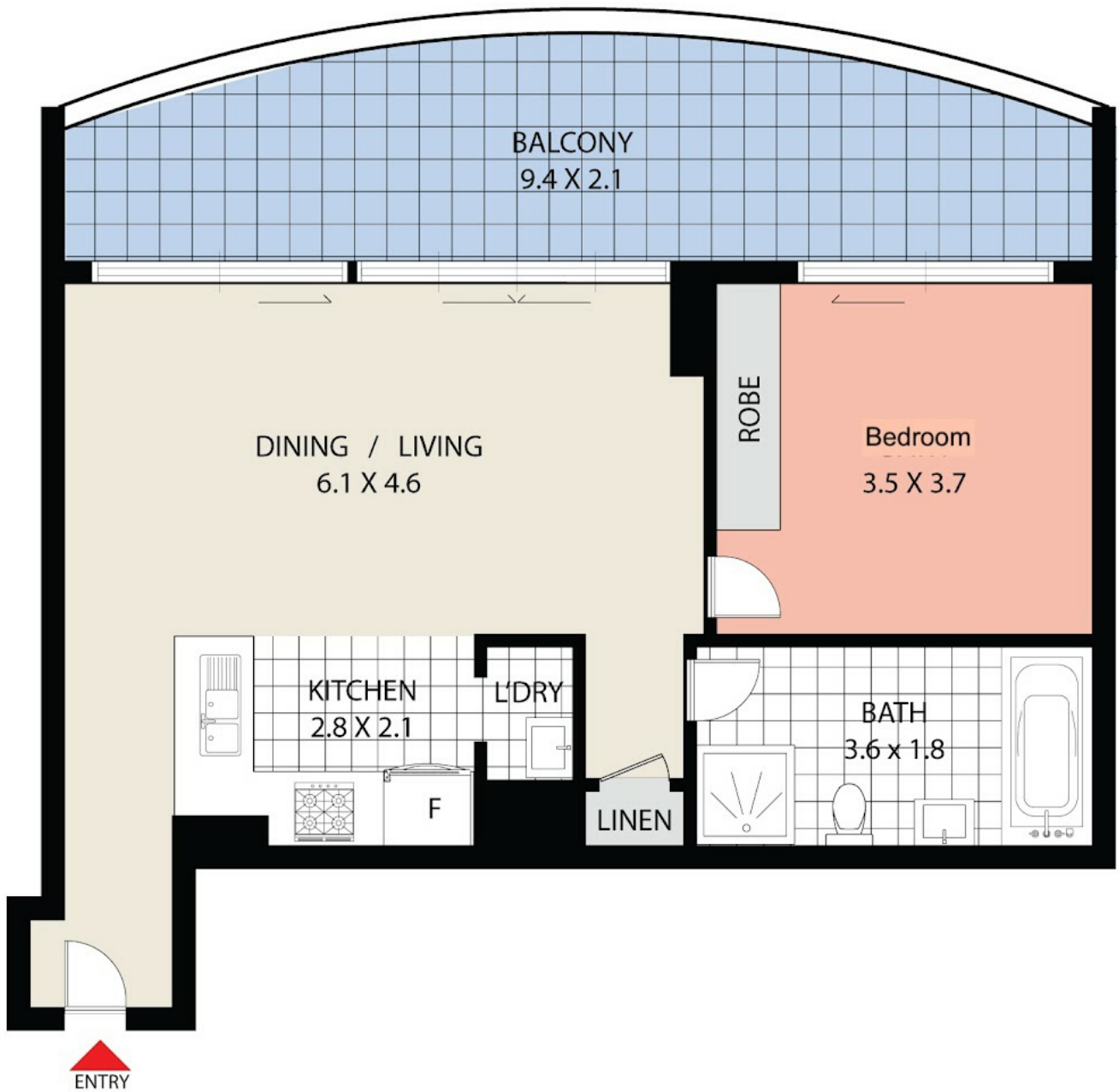
1 BED | 1 BATH | 0 CAR

PRICE:
\$430,000 - \$470,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN



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.

57/15-15 MASSAL STREET, PARRAMATTA

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