



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

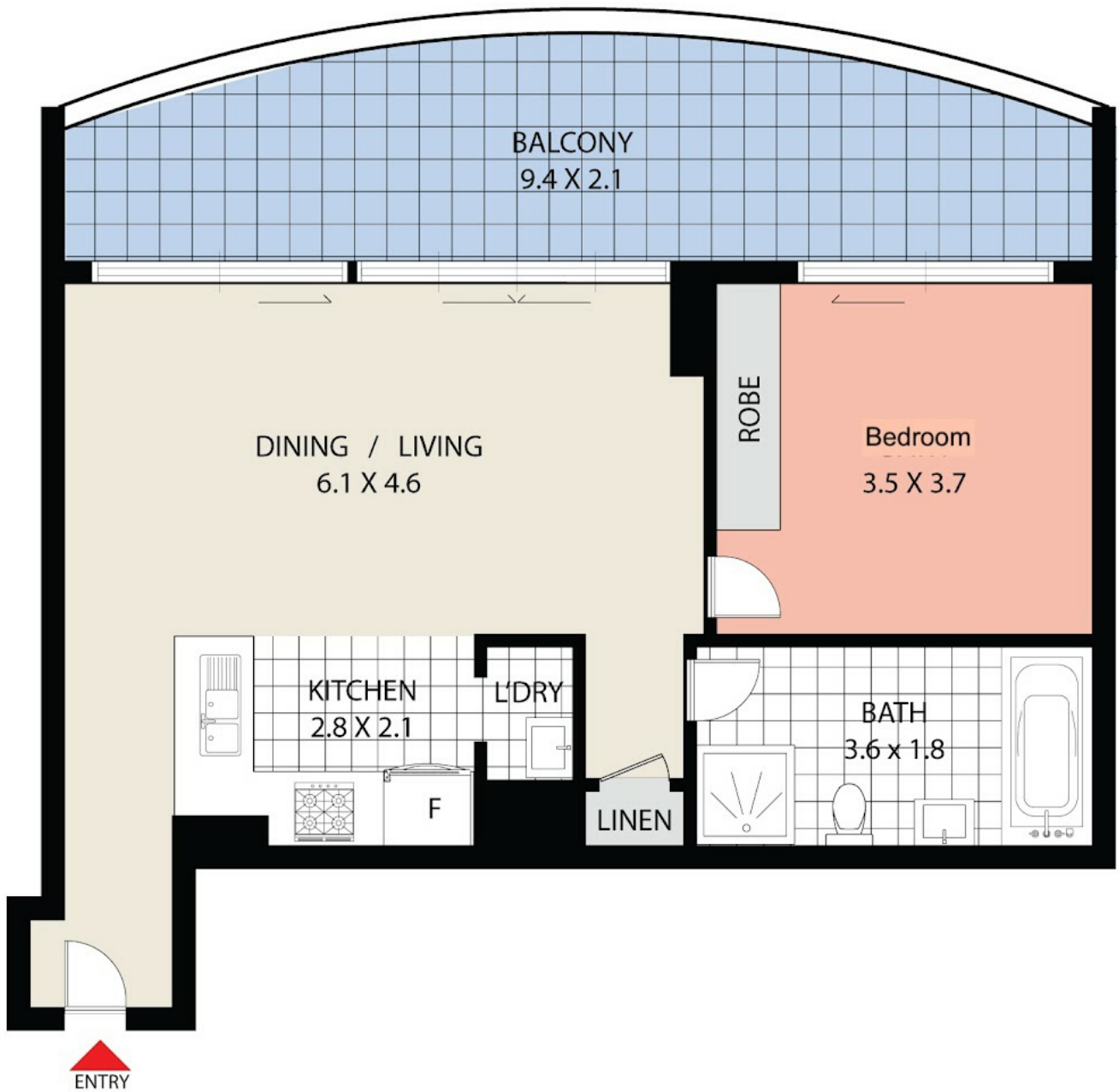
OPEN FOR INSPECTION:

May 2 at 11:00am - 11:30am
May 9 at 11:00am - 11:30am



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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
 DISCLAIMER: While care has been taken in the preparation of these particulars, no responsibility is accepted for the accuracy of the whole or any part and interested persons are advised to make their own enquiries and satisfy themselves in all respects.

