

**10/26 Queens Avenue, Parramatta, NSW 2150**

MANOR

**Sold Unit**

Monday, 15 April 2024

10/26 Queens Avenue, Parramatta, NSW 2150

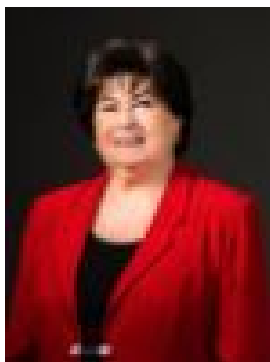
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 97 m2**

**Type: Unit**



LOU TAYLOR  
0419216220

**\$545,000**

Positioned in the popular Riverside precinct, this peacefully located two-bedroom apartment is situated in a secure, double brick complex. It is located within a stone's throw to Parramatta CBD and it's trendy restaurants, famous cafes, local shops, vibrant city night life, train station, Light Rail & Sydney Metro (under construction), just a short stroll to parks, reputable schools, CommBank Stadium, Parramatta Aquatic Centre and Parramatta Square. With endless opportunity, this apartment could suit a savvy investor or an owner occupier eager to renovate & add value. Disclaimer: Please note that the photos provided are from a previous marketing campaign where the unit was staged for sale. Apartment Notes:- Light-filled kitchen with electric cooking and ample cupboard space- Spacious lounge & dining area with balcony access- Two generous bedrooms, main with built-in wardrobe- Good sized bathroom offers a separate bath & shower- Internal laundry- Under cover car space- Handy Storage area-Current lease till Feb 2025 paying \$490 per week-Strata \$701.17 approx. per quarter-Council \$303.50 approx. per quarter- Total Lot Size including car space and storage 97.1 sqm Inspection by appointment only – contact agent for details. Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.