

**11 Lansdowne Street, Parramatta, NSW 2150**



**House For Sale**

Wednesday, 22 November 2023

**11 Lansdowne Street, Parramatta, NSW 2150**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 417 m2**

**Type: House**



Vikram Jeet  
0298913333



Steven Fan  
0298913333

## Guide \$1.29m | Auction This Sat 16th Dec, 12:30pm

Auction On-Site - This Saturday 16th December at 12:30pm - Bidding Guide: \$1.29 million  
**City Living Offering Comfort And Convenience**  
With a commanding presence and prominent position, this magnificent offering demands your attention. Offered for the first time since it was built, this custom-designed and superbly built 3-bedroom brick veneer construction residence showcases a uniqueness of style, an abundance of space and a wonderfully versatile floor plan. Superbly positioned on the fringe of Parramatta CBD, just a short walk to the railway station, bus interchange hub, Light Rail, Sydney Metro (under construction), Westfield Shoppingtown, Merrylands Stockland Mall, vibrant city nightlife, parks, reputable schools, trendy restaurants, cafes, CommBank Stadium, Westmead Hospital precinct, the Parramatta Aquatic Centre, and one of the largest urban renewal projects in Australia, Parramatta Square, a world-class civic centre, this home presents an outstanding opportunity for a growing family, a professional couple, or an astute investor who is seeking cosmopolitan living with unrivalled convenience and the ultimate lifestyle. This property features:  
**Ground-level:** Features a cosy living area, a bathroom and a versatile bedroom perfect for the elderly parent or teenager.  
**Upstairs:** Generous-sized separate living and dining area, a master bedroom featuring a walk-in robe and a second bedroom equipped with a built-in robe. The updated kitchen and bathroom facilities seamlessly blend style with functionality, introducing a touch of elegance to everyday living. Enjoy modern amenities that enhance the overall experience, all while relishing breathtaking views of the Parramatta CBD skyline; the sunrise serves as the perfect finishing touch to this exceptional living space. The property comes complete with a workshop, garden shed, and tandem lock-up garage with remote control access, providing both storage and workspace options. The garden is a serene escape, perfect for relaxation and entertainment.  
**Additional features:** ceiling fans, air conditioner, ducted vacuum, InSinkErator (food waste disposal system), water filter, fibre optic cable service, window shutters, solar panels (4KW) and solar hot water service.  
Don't miss your chance to own this incredible property!"  
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