

**14/11-13 Good Street, Parramatta, NSW 2150**



**Sold Apartment**

Sunday, 15 October 2023

14/11-13 Good Street, Parramatta, NSW 2150

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 110 m2**

**Type: Apartment**



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**\$535,000**

Are you ready to elevate your lifestyle? Welcome to your New Haven at 14/11-13 Good Street, Parramatta – where comfort meets style in a perfect blend. Imagine waking up every morning to the allure of a SOLID & SPACIOUS this 2-bedroom apartment in the heart of Parramatta. This gem, nestled on the first floor of a secure block boasts a generous layout that promises space and tranquility. A great opportunity of residing just a leisurely stroll away from both Parramatta and Westmead Railway Stations offering seamless connections to the world around you. Immerse yourself in the vibrant heart of cosmopolitan Parramatta CBD or indulge in retail therapy at Westfield Shopping Centre, enjoy vibrant city nightlife or live close to prestigious Westmead Hospital, Bankwest Stadium and the sprawling Westmead precinct, Australia's premier health, education, research, and training hub, are all part of your new world. Your new home also offers easy access to T-Way buses, renowned schools, Westmead Hospital, and the Parramatta Aquatic Centre PAC, opening this spring 2023. The Parramatta Light Rail, destined to enhance your connectivity, is under construction, further enriching your lifestyle. This is surely a property that ticks all location benefits and Unparalleled convenience. Your New Haven Highlights: Approximately 95m<sup>2</sup> of living space + 15m<sup>2</sup> lock-up garage Spacious lounge and dining areas with an additional space for home office or study Relax on your undercover balcony with a cup of coffee or a glass of wine Gourmet kitchen with exquisite benchtop, gas cooking and storage Large bathroom with bathtub and separate shower Main bedroom with built-in robe, both having windows for natural lights Elegant floating floorboards throughout Convenient spacious internal laundry Embrace exceptional education with Westmead Public School (Primary) and Parramatta High School catchments – a gift for growing families Don't miss out on this incredible opportunity to own a piece of prime real estate in the heart of Parramatta. A lifestyle of convenience, luxury, and comfort beckons. Contact our friendly sales team to arrange a private viewing at your convenience or attend one of our open home Saturday inspections. Your dream home at 14/11-13 Good Street Parramatta awaits you – seize the moment today! Important information:- Strata Levy - \$614 approx. per quarter- Council Rates - \$316 approx. per quarter- Water Rates - \$158 approx. per quarter- Rental Estimate - \$600pw - \$620pw Property is currently tenanted @ \$550pw, managed by Thank You Real Estate Experience the Good Street Lifestyle Today! Contact our friendly sales team to secure your visit, Aryn 0499 888 223 or Thank You Real Estate on 02 8856 2970. DISCLAIMER: Thank You Real Estate, its directors, employees, and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended, or implied. Any interested parties should rely on their own inquiries. Photos used for marketing purposes may have been digitally enhanced and virtually staged. Cancellation or change of open home inspections can occasionally occur due to unforeseen circumstances, so long as you are registered in our system, you will be notified via email/sms. For auction sale properties, prior offers are welcomed, talk to the team for more details.