

**1510/12 Phillip Street, Parramatta, NSW 2150**



**Unit For Sale**

Tuesday, 7 May 2024

1510/12 Phillip Street, Parramatta, NSW 2150

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Unit**



Russell Judd  
0404028262

**\$600,000-\$630,000**

Located on level 15 in 'The Lennox', Parramatta's newest and most luxurious riverfront development. This residence caters to downsizers, first-time buyers and investors seeking convenience and allure of the CBD living. Features of the apartment include:-Large bedroom with built-in robe & scenic views from floor to ceiling window-Custom electric Luxaflex blinds on all windows-Vogue bathroom with a separate shower, vanity and toilet.-Timber floorboards and ducted air-conditioning create a refined ambiance-Hidden European laundry in the hallway | concealed storage cupboards-Modern open-plan gas kitchen, complete with movable island bench, stainless steel MIELE appliances -Spacious lounge room seamlessly extends to a balcony, providing captivating and sun lit NORTH-EAST FACING views of Parramatta River, The Riverside Theatre and local district-Built by highly acclaimed 'NOVM' developers-Super low Strata levies \$830 per quarter Positioned along the riverfront, this residence is footsteps away from Eat Street and vibrant nightlife. World class building amenities include 24 Hr concierge, 20m heated lap pool, gymnasium, striking outdoor entertaining spaces and automated carpark system. With an estimated rental return of \$650 per week, this property promises exceptional investment and growth potential. Location- a short stroll to Westfield Parramatta and Parramatta Train Station, Parramatta Rivercat ferry wharf and 2024 light rail station are within easy walking distance. NOTE: This property was purchased without a car space, however several carparking options are available through the resident services app.