

**20/2 Patricia Street, Mays Hill, NSW 2145**



**Sold Apartment**

Tuesday, 27 February 2024

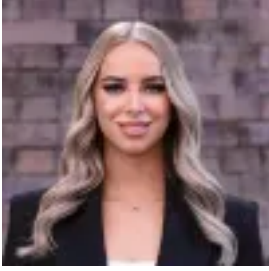
20/2 Patricia Street, Mays Hill, NSW 2145

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Siobhan Robinson

0298716211

**\$621,000**

Perched on the top floor of a boutique complex, this modern and spacious unit is flooded in natural light and boasts a spectacular outlook from a choice of two balconies. Walking distance to food outlets, shops and transport, all of Parramatta's sought after amenities are only moments away making this abode a convenient home or investment property. Built in 2021 and presenting like new, the solid brick complex impresses upon arrival showcasing an appealing contemporary facade and well-maintained exteriors. Lift access delivers you to the top floor to unit 20. As you step inside, you'll be amazed by the scale of this 75m<sup>2</sup> unit which unfolds over a functional single level. Open plan living areas spill out onto dual balconies featuring a unique curved design and offering you an inviting space to kick back with a drink or entertain with family and friends. The sleek and sophisticated kitchen is brimming with premium inclusions such as stone benchtops, gas cooking and quality appliances including a dishwasher. Accommodation comprises two large bedrooms which are fitted with built-in robes for extra storage. A designer family bathroom features an oversized shower and a bathtub, whilst the powder room is perfect for guests. The property is serviced by a secure single car space and storage cage. Located on the Parramatta fringe, living here is effortless with easy access to buses and connections to the M4. A casual stroll or a quick drive is all it takes to reach the Parramatta CBD where you'll discover a vibrant dining, shopping and entertainment precinct. Other major amenities nearby include CommBank Stadium, Parramatta Park, Aquatic Centre and Westmead Hospital. The close proximity to these major attractions make this a highly desirable option which will appeal to first home owners, downsizers and investors alike who are seeking a low-maintenance property in an ultra-convenient location!

**Key Attributes-** Near-new 2 bedroom, 1 bathroom unit on the top floor of a boutique complex- Open plan living areas features a skylight and boasts a choice of 2 balconies- Designer full-size bathroom with shower & bathtub, powder room ideal for guests- Both bedrooms are generous in size & fitted with BIRs- Mix of tile & hardwood floors, skylights, intercom & split system A/C- Internal laundry with dryer and additional toilet- Lift access to a designated secure car space & storage cage- Eateries, shops & bus stop within footsteps from your front door- Parramatta highlights only minutes away including Westfield, stadiums & parklands- Lucrative investment or low-maintenance first home in a high growth area

Property size: 120m<sup>2</sup> total, 98m<sup>2</sup> internal  
Council rates: \$346 approx.  
Water rates: \$250 approx.  
Strata: \$837 approx.