

**215/36-46 Cowper Street, Parramatta, NSW 2150**

**ONE AGENCY**  
PARRAMATTA CBD

## Apartment For Sale

Friday, 5 April 2024

215/36-46 Cowper Street, Parramatta, NSW 2150

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Jeff Chang

0278052410

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

Step into luxury living at 215/36-46 Cowper St, Parramatta, where comfort meets convenience in a vibrant urban setting. Nestled in a contemporary security complex, this freshly painted two-bedroom apartment invites you to experience the epitome of modern city living. Positioned mere steps from transport links including Parramatta and Harris Park train stations, RiverCat ferry, and upcoming Sydney Metro, this residence offers unparalleled access to a wealth of amenities. Enjoy easy strolls to Westfield Shoppingtown, parks, schools, cafes, and entertainment venues, embracing the vibrant lifestyle that Parramatta has to offer. Featuring:- Spacious living area complemented by an extra secure parking space.- Open-plan lounge and dining space, offering both privacy and eastern outlook.- Inviting balcony, perfect for entertaining and tranquillity.- Well-appointed kitchen with gas appliances, stone benchtops, and dishwasher.- Generous sized 2 bedrooms each featuring built-in mirrored wardrobe.- Stylish fully tiled bathroom - Consistent comfort provided by ducted air conditioning throughout.- Freshly painted interior for a revitalized atmosphere.- Secure basement parking ensures peace of mind.- Added convenience of security video intercom and lift access. Don't miss this chance to immerse yourself in the heart of Parramatta CBD. Contact One Agency Parramatta CBD today to schedule your viewing and let us guide you towards achieving the perfect home in record time! Positioned only 5 mins walk from Station & 500m to all amenities. Estimated Rental Return: \$700 pw Outgoings per quarter Approx. Strata: \$1078 Water: \$178 Council \$180