

2506/45 Macquarie Street, Parramatta, NSW 2150



## Apartment For Sale

Tuesday, 7 May 2024

2506/45 Macquarie Street, Parramatta, NSW 2150

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Steven Fan  
0298913333



Bobby Zhu  
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## **Auction | On-Site, Thursday 6th June at 6pm**

Strata Report can be downloaded on request, email us for details. Discover an amazing opportunity to own this remarkable architecturally designed three-bedroom dual-key apartment, superbly positioned on a perfect North-East corner of level 25 in Parramatta's most convenient address, the landmark building 'V by Crown'. Offers an exceptional floor plan and breathtaking views spanning Parramatta CBD, local district and Sydney City skyline, showcasing dual-key design for dual income or live in one and rent the other, or living in both with self-contained accommodation, enjoying a stylish executive lifestyle and showcasing luxurious living at its finest. Superbly positioned in the heart of Parramatta CBD with all major amenities at the door step, including Westfield Shoppingtown, railway station, famous Church St eateries, Parramatta River & Park, Light Rail & Sydney Metro (under construction), CommBank Stadium and nearby one of the largest urban renewal projects in Australia - Parramatta Square, a World-Class Civic Centre. It features:- Approx 122m<sup>2</sup> of living space, plus 30m<sup>2</sup> of security double parking & 2m<sup>2</sup> of storage- Two separate self-contained apartments: 2-bedroom & 1-bedroom suites, both with kitchen & bathroom- Sundrenched open plan living/dining with floor-to-ceiling sliding doors opening onto large undercover terrace balcony- Designer kitchen with stone benchtops, gas cooking & stainless-steel appliances- Stunning fully-tiled bathroom with recessed vanity & mirrored cabinets- Spacious master bedroom/separate suite boasts Ensuite, built-in robe, additional living area & sliding door access to own balcony with extensive views- Two other bedrooms both with built-in robe & access to balcony- European-style internal laundry- Ducted air conditioning, security video intercom & LED downlights throughout- Timber floorboards throughout- Security building with concierge in foyer & restaurants at the door- Resort facilities with lap pool, sauna, fully equipped gymnasium & games room- Other facilities include library, conference & music rooms, gardens & theatre. Parking for Open Home inspections at council carpark in Hunter St (Justice Precinct) only a block away, or limited street parking (metered) on Hunter St & Macquarie St." Ray White Parramatta Group - Parramatta | Oatlands | Northmead | Greystanes, 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."