

**301/330 Church Street, Parramatta, NSW 2150**

STONE

## Apartment For Sale

Friday, 1 March 2024

301/330 Church Street, Parramatta, NSW 2150

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 74 m2**

**Type: Apartment**



Jacky (Weiqiu) Lian

**\$695,000-\$755,000**

301/330 CHURCH ST, PARRAMATTA Positioned on the riverfront where Church Street meets the brand new boardwalk and parkland, this Meriton built award winning sky-rise "ALTITUDE" residence offers a resort lifestyle for everyday living. Resort-style living continues as you step out onto Parramatta's new café and dining destination that opens out on to the riverside boardwalk. Church Street dining precinct at the door step is with a sensational range of restaurants and cafes to explore.- Gourmet gas kitchen with superior appliances, island bench & easy access to balcony- Two bright bedrooms with built-ins; master with ensuite- Two elegant fully tiled bathrooms; master ensuite with bathtub- Security car space, internal laundry, study nook, air conditioning- Dedicated onsite building manager, after hours security, gardens with BBQ areas- Indoor & outdoor pool, gym, spa, sauna, onsite retail, restaurants & daycare- Moments from Parramatta shuttle bus for easy transport to local area- 10-minute walk to Parramatta train station, 8 mins to Rivercat ferry to CBD- Near Parramatta Westfield, Parramatta Aquatic Centre, Riverside Theatre- Choice of nearby restaurants, including Altitude's own dining precinct  
Anticipated Rental Return: \$770 - \$800 per week.  
Outgoings:- Strata: \$1460 per quarter- Council: \$191 per quarter- Water: \$173 per quarter