

**313/31-37 Hassall Street, Parramatta, NSW 2150**



**Unit For Sale**

Tuesday, 2 April 2024

313/31-37 Hassall Street, Parramatta, NSW 2150

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Bill Hussein  
0410099965



Varun Sharma  
0451090160

**\$590,000 - \$610,000**

Are you always on the go or looking for simplicity in your life? Want to Leave your car at home, stroll to work and pick up a coffee on the way? Or are you the astute investor looking for that investment? Proudly presenting, this centrally located 2-bedroom apartment in a popular security complex is situated in the lifestyle, business, sporting, education, and transport hub of the Paramatta CBD. Only 8 minutes' walk to Westfield Shopping Centre, prestigious local schools, childcare, easy access to the Parramatta Transit Centre and a selection of the finest dining restaurants, cafes and eateries. A short stroll to the River Cat Ferry, Parramatta Park and the Western Sydney University Parramatta Campus. This unit offers convenience without sacrificing comfort, making daily life easier and more efficient. Featuring:

- Unique upper-level entry hallway
- Master bedroom with built-in robe and access to main balcony
- En-suite to master bedroom
- Second spacious bedroom with built-in robe and a second balcony
- Open plan kitchen with granite bench tops, gas cooking, pantry, stainless steel appliances and dishwasher
- Generous open plan living area with split-system air Conditioning
- Modern and tiled bathroom with spa bath
- Internal laundry with dryer
- Good size balcony to entertain family and guests
- Video intercom
- Security car space

**\*\*Investors alert\*\*** Weekly rent potential of \$625 - \$680 Approximate quarterly outgoings:

- Strata rates: \$1,329.38
- Council rates: \$191.20
- Water rates: \$179.14

Inspections available on Saturdays or by appointment. For all inquiries, please contact: Bill A. Hussein | 0410 099 965 Varun Sharma | 0451 090 160

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