

**32/29-33 Joyce Street, Pendle Hill, NSW 2145**



**Sold Apartment**

Friday, 27 October 2023

32/29-33 Joyce Street, Pendle Hill, NSW 2145

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Vikram Jeet  
0298913333

**\$400,000**

If you're thinking of selling, speak to the team of experts at Ray White Parramatta Group to find out how we achieve the best possible price in the shortest possible time!

**Modern Apartment in Girraween Public Catchment**

Introducing an exceptional opportunity to own a remarkable property nestled on the top floor, this one-bedroom apartment boasts an enviable east-facing orientation, providing ample natural light and warmth. Its generous living space features a well-designed floor plan, ensuring practicality and functionality.

**Location:** Situated in the highly sought-after Girraween Public School catchment, this property provides educational excellence at your doorstep. Enjoy the convenience of walking to Girraween Public and High School, Pendle Hill Station, the park, and local shops. Plus, a short drive will take you to the Westmead medical precinct and the vibrant Parramatta CBD.

**It features:-** Approximately 104m<sup>2</sup> on the title- Open plan living/dining room opens to an undercover, NE-facing balcony- Spacious bedroom features a built-in wardrobe and natural light through a large window- Modern gas kitchen with stone benchtop, stainless steel appliances and glass splashback- Stunning oversize, fully tiled bathroom with separate bathtub- Floorboards and downlights throughout offer a touch of elegance and warmth- European-style internal laundry with a clothes dryer- Ducted air conditioning and video intercom- Secure undercover car parking and a storage cage- Common terrace area for family and friends gathering

**Note:** For property inspections, please use the entrance on Goodall Street. Don't miss out on the opportunity to make this fantastic property yours. Whether you're a first-time buyer, investor, or looking for the perfect downsizing option, this apartment offers a lifestyle of comfort and convenience."

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