

**413/178 George Street, Parramatta, NSW 2150**



**Sold Apartment**

Monday, 1 April 2024

413/178 George Street, Parramatta, NSW 2150

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Joy Wang

0292872888

**\$800,000**

This stunning 2 bed, 2.5 bath apartment boasts elegance and convenience in the heart of Parramatta. • Complete and ready to occupy. • Showcasing superior architecture with unparalleled attention to detail and a deep understanding of modern lifestyle. • Direct access to the upgraded Parramatta Ferry Wharf. Close proximity to the Future Light Rail & Metro West stations, Parramatta Train Station, Parramatta CBD & Westfields. • Boasting an onsite Woolworths, 2 riverfront restaurants & a 75 place childcare. • Exclusive luxury amenities including indoor facilities and sun drenched podium gardens with an outdoor resort style pool and BBQ pavilion. • Close proximity to top educational & medical facilities including UWS 350m, University of New England 700m, Westmead Hospital & Children Hospital. • Great news for 1st Home Buyers: No Stamp Duty payable under \$800k – Partial Stamp Duty between \$800k - \$1 million

**APARTMENT FEATURES:** • Oversized 2-bed with the internal size of 90qm & 17sqm externally • Inclusive of one car space and additional storage cage. • Dual aspect / cross flow ventilated double level apartment. • Enjoy direct lift access to secure underground parking. • Reverse cycle A/C. • Premium BOSCH stainless steel kitchen appliances • Exquisite bathroom finishes

**DEVELOPMENT AMENITIES:** • Exclusive access to 180 George facilities, indoor & outdoor pool, spa, sauna, gym & yoga room • 3 Visitor/Electric Vehicle Pay as you go Charging Spaces • Bicycle parking available to all residents.

Strata levy: \$1243.67/quarter Council rate: \$191.2/quarter Water rate: \$173.97/quarter Don't miss this extraordinary opportunity to embrace a riverside lifestyle in Parramatta. Contact us to arrange a viewing and discover the epitome of luxury living! Contact person: Joy Wang, PH: 0423431960. Sales office address is on G12/30 Charles Street, Parramatta

Open Hour: 7 days from 10:00am to 5:00pm (Except for Public holiday).