

**5/8-10 Broughton Street, Parramatta, NSW 2150**



**Townhouse For Sale**

Friday, 19 April 2024

5/8-10 Broughton Street, Parramatta, NSW 2150

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Steven Fan  
0298913333



Isaac Iranzadi  
0298913333

## **Auction | On-Site, Saturday 11th May at 1pm**

Strata Report can be downloaded on request, email us for details. An exciting opportunity to secure this beautifully presented and recently refreshed 3 bedroom solid full-brick townhouse, that epitomizes contemporary urban living in a vibrant riverbank location. This exceptional residence offers the perfect blend of style, comfort and convenience, ideal for those seeking a sophisticated lifestyle in a prime location. Superbly positioned within a short stroll to cosmopolitan Parramatta CBD, Western Sydney University, railway station, newly refurbished RiverCat ferry wharf, bus interchange hub, Light Rail & Sydney Metro (under construction), Westfield Shoppingtown, parks, reputable schools, trendy restaurants, cafes, CommBank Stadium and nearby one of the largest urban renewal projects in Australia - Parramatta Square, a World-Class Civic Centre. It features:- A total of 232m<sup>2</sup> on the title, including 153m<sup>2</sup> downstairs & 79m<sup>2</sup> upstairs (sizes approx)- Open plan lounge & dining area- Lounge/dining opens to undercover patio & large paved courtyard- Stunning kitchen with granite benchtops & dishwasher- Main bathroom with bathtub, plus Ensuite to master bedroom- Built-in robe to all bedrooms- Reverse-cycle air conditioning- Timber floorboards throughout- Internal laundry with 3rd toilet- Auto-door double lock-up garage with internal access- Pedestrian bridge over Parramatta River at the end of Baludarri Dr, connecting directly to Light Rail stop at Tramway Avenue Don't miss this outstanding opportunity to make this rare offering your own."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."