

# 54/13-19 Pastoral Circuit, Pemulwuy, NSW 2145



## House For Sale

Monday, 3 June 2024

54/13-19 Pastoral Circuit, Pemulwuy, NSW 2145

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Christian Barac  
0428508438



Blaz Dejanovic  
0287118879

**For Sale \$525,000 - \$550,000**

Why you'll love it: Situated in a very well built apartment block, Unit 54 showcases immaculately kept living, a spacious open planned layout, an ultra convenient location and high quality modern finishes throughout. Perfect for the first home buyer or investor, this rare 1 bedroom gem allows for the ideal opportunity to move right in with no work required. With just a short walk away from Pemulwuy Shopping centre and multiple local parks as well as a short drive away from Parramatta CBD, this executive residence is in prime location for a busy professional looking for convenience. Do not miss your chance to secure this rare gem. Property Features:- Large bedroom including built-in wardrobe - Modern bathroom including shower and bathtub - Sleek stone bench-top kitchen with gas cooking- Spacious open-plan living and dining + plantation shutters throughout- North facing private balcony- Split system air conditioning - Single lock-up car space including designated storage- Walking distance to local shops and parks as well as a short drive away from Parramatta CBD

Approximate Expenses  
Strata: \$804 Per Quarter (Approximate)  
Council: \$346 Per Quarter (Approximate)

Perfectly suited for: Those who are a looking for an immaculate, modern, first home or an investor looking for a safe and high yielding asset approximately 16 minutes drive to Parramatta CBD.