

601C/3 Broughton Street, Parramatta, NSW 2150



Apartment For Sale

Saturday, 24 February 2024

601C/3 Broughton Street, Parramatta, NSW 2150

Bedrooms: 1

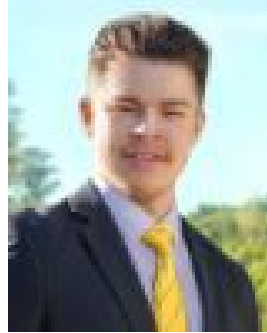
Bathrooms: 1

Parkings: 1

Type: Apartment



Steven Fan
0411885168



Isaac Iranzadi
0298913333

\$519,000

Perfectly positioned on Level 6 of Building C in the riverside development 'Promenade', this well-proportioned 1-bedroom plus study apartment boasts a stylish design, contemporary finishes, a spacious floor plan, sunny Easterly aspects and only one common wall, presenting an outstanding opportunity for first-home buyers or astute investors to enter the market. Conveniently positioned within a short stroll through the riverbank leisure walking track to Parramatta CBD, vibrant city night life, Western Sydney University, railway station, newly upgraded 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:- Approx 60m² of living space, plus a 14m² security car space & a 2m² storage cage- Sun-drenched open plan living/dining opens to undercover balcony- Living area also boasts a built-in 5-speaker surround sound system on the ceiling & a dropdown screen (receiver & projector not included)- Sleek gas kitchen with stone benchtops & concealed dishwasher- Stunning 2-way bathroom with floor-to-ceiling mosaic tiles- Separate study area with built-in desk & storage- 2 built-ins, plus balcony & bathroom access to East-facing bedroom- Reverse-cycle air conditioning- Internal laundry with clothes dryer- Video intercom entry & lift access- The complex features a large landscaped garden that includes BBQ facilities- Pedestrian bridge over Parramatta River at the end of Baludarri Dr, connecting directly to Light Rail stop at Tramway Avenue Entrance to the building for inspections is located near the corner of Baludarri Dr & Gibson Rd."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."