

75/64 Great Western Highway, Parramatta, NSW 2150



Unit For Sale

Monday, 6 November 2023

75/64 Great Western Highway, Parramatta, NSW 2150

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Patrick Huynh



Max Aaron Dennis
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EXPRESSIONS OF INTEREST!

****Investment Opportunity: Charming 2-Bedroom Property in Parramatta**** Investors, seize this rare opportunity to acquire a 2-bedroom, 1-bathroom property in the vibrant suburb of Parramatta. This is an excellent chance to expand your portfolio with a property that offers the best of inner city living. ****Property Highlights:****

- **Prime Location** - Situated in the heart of Parramatta, one of Sydney's most sought-after suburbs. This location offers convenient access to a plethora of amenities including shopping centres, parks, schools, and public transport.
- **Modern Living** - The property features a contemporary open plan living area, two spacious bedrooms, and a sleek bathroom. It is designed to maximize natural light, creating a bright and inviting space.
- **Quality Construction** - Built with high-quality materials and finishes, this property is designed to stand the test of time. It offers low maintenance living, making it an ideal investment property.
- **Strong Rental Demand** - Parramatta's strong rental market promises a high occupancy rate. The suburb's popularity among professionals, families, and students ensures a steady stream of potential tenants.
- **Current rental return of \$450 Per/Week**
- **Capital Growth Potential** - Parramatta has experienced significant growth over the past few years. With ongoing infrastructure developments in the area, the property's value is set to increase further.
- **Inner City Living** - Enjoy the convenience and excitement of inner city living. Parramatta offers a vibrant lifestyle with its diverse dining scene, cultural events, and leisure facilities.

Outgoings: Water Rates - \$170 Approximately
Council Rates - \$206 Approximately
Strata Rates - \$860 Approximately

For investors seeking a reliable income stream and capital growth, this 2-bedroom property in Parramatta represents an excellent opportunity. Contact us today to arrange a viewing and see firsthand the potential this property offers.