

8/8 Factory Street, North Parramatta, NSW 2151



Apartment For Sale

Wednesday, 31 January 2024

8/8 Factory Street, North Parramatta, NSW 2151

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Jeff Moses
0296814988



Matt Moses
0296814988

\$465,000

Welcome to your new home! Discover the comfort and convenience of this inviting 2-bedroom unit nestled close to Parramatta CBD. Enjoy the vibrancy of living close to Parramatta CBD with easy access to public transport, including the forthcoming light rail at your doorstep, a selection of schools nearby, close to Westfield Parramatta, restaurants, cafes and popular amenities including the newly built Parramatta Aquatic Centre, Parramatta Park and Commbank Stadium within easy reach, this property offers a lifestyle of convenience and leisure. Ideal for those purchasing their first home, downsizing or seeking an investment opportunity, this apartment is currently leased. However, the choice is yours - whether to continue as a savvy investor or move in and make it your own. Features includes: • 2 good-sized bedrooms, main includes built-in wardrobe • Separate lounge area leading onto your balcony, perfect for enjoying a morning coffee or unwinding at the end of the day • Eat-in kitchen with electric upright stove • Neat and tidy bathroom • Added convenience of an internal laundry • Lock up garage provides secure parking for your vehicle, offering peace of mind and easy access • Currently tenanted for \$360 per week, increasing to \$410 per week from January 2024 This property isn't just a unit, it's a gateway to a lifestyle that balances city living with suburban tranquility. With a selection of restaurants and cafes, shops, schools, parks and sports facilities nearby, you'll have everything you need within reach. Don't miss out on the opportunity to make this charming unit your own. Contact us today to arrange a viewing and envision the possibilities that come with this ideal home. Outgoings per quarter: Strata - \$1,312.17 Council - \$303.50 Water - \$173.29 **DISCLAIMER:** The information above has been gathered by reliable sources. However we cannot guarantee or give any warranty about the information provided. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties must make and rely upon their own enquiries.