

**8/9-11 New Zealand Street, Parramatta, NSW 2150**



**Townhouse For Sale**

Friday, 16 February 2024

8/9-11 New Zealand Street, Parramatta, NSW 2150

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 179 m2**

**Type: Townhouse**



Emma Watson  
0294077800



Stephen Mina  
0294077800

## **Auction Guide \$900,000**

This stunning 3-bedroom townhouse offers the perfect blend of modern living and urban convenience. Situated mere moments from the new Parramatta Light Rail project, and a short 15 minute walk from Parramatta Train Station, commuting has never been easier. The home offers light-filled interiors, an abundance of space and a generous outdoor entertaining area. Families will appreciate proximity to Parramatta River and bike track, local parks, cafe's and amenities as well as falling within the school catchment of the popular Macarthur Girls High School, Arthur Phillip High School and Parramatta East Public.- Sleek kitchen boasts premium appliances and ample storage.- Master bedroom offers seperate study nook, built-in robes and ensuite access- Jack and Jill style main bathroom with seperate bath and shower- All three bedrooms on the top floor include built in robes- Single powder room on ground floor is both convenient and great for guests- Attached lock up garage plus additional car space in basement- Split system air-conditioning unit in both living room and master bedroom- Internal laundry plus sunny and private backyard ideal for alfresco dining- Visitor parking on site and centrally located within Parramatta's bustling CBD