

**803/2 River Road West, Parramatta, NSW 2150**



**Apartment For Sale**

Wednesday, 20 December 2023

803/2 River Road West, Parramatta, NSW 2150

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 117 m2**

**Type: Apartment**



Simon Lung

0418210646

**\$580,000 - \$620,000 Call Simon 0418 210 646**

Nearby Queens Wharf Park and Robin Thomas Reserve. Easy walk to Woolworth's Rosehill and Early Learning Centre. Enjoy the morning sunrise & leisure walk along riverbank parks. Expecting Tram Rail opening in 2024 links to surrounding suburbs. Tram rail station right next to the front building at Tramway Avenue. Moment to Western Sydney University, Westfield Shopping Centre etc. Nearby Macarthur Girls High School, Guardian Childcare and Education. Scenic walk-through Alfred Street Bridge to other side of Parramatta river. Potential rental return \$650 - \$680 weekly (Sessional). Ideally for investment or owner occupy. Property features: North aspect balcony with panoramic riverside view. Flexible open plan natural sunlight flows into living area. The master room connected to balcony with districts sky view. Tiled throughout in family / kitchen area and carpet in bedrooms. Video intercom, Security building with lift access to basement car park. Separated laundry, ducted air conditioning, energy saving LED Down lighting. Council Rate - approximate \$191 per quarter Water Rate - approximate \$180 per quarter Strata levy - approximate Admin \$884 + Cap Works \$173 per quarter. Please contact the sales representative for more details. Simon Lung 0418 210 646 Email: [Simon.lung@aychgroup.com.au](mailto:Simon.lung@aychgroup.com.au) Wechat: [simonlung0418](https://www.wechat.com/p/simonlung0418) Disclaimer: All sizes and figures are approx. only. We have not verified whether the information is accurate. The information shown has been furnished from sources we deem to be reliable. In addition, we do not accept any responsibility to any person and do no more than pass it on. All interested parties should rely on their own inquiries to determine the accuracy of these information.