

**909C/3 Broughton Street, Parramatta, NSW 2150**



**Sold Apartment**

Friday, 8 September 2023

909C/3 Broughton Street, Parramatta, NSW 2150

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Steven Fan  
0298913333



Isaac Iranzadi  
0298913333

**\$530,000**

If you're thinking of selling, speak to the team of experts at Ray White Parramatta Group to find out how we achieve the best possible price in the shortest possible time! Perfectly positioned on Level 9 of Building C in the riverside development 'Promenade', this well-proportioned 1-bedroom plus study apartment boasts a stylish design, contemporary finishes, sunny aspects and a spacious floor plan, presenting an outstanding opportunity for first-home buyers or astute investors to enter the market. Conveniently positioned within a short stroll to vibrant city night life, Western Sydney University, railway station, RiverCat ferry, bus interchange hub, Light Rail (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 58m<sup>2</sup> of living space, plus a 13m<sup>2</sup> security car space & a 2m<sup>2</sup> storage cage- Sun-drenched open plan living/dining opening onto undercover balcony- Ultra-sleek kitchen with stone benchtops, dishwasher & gas cooking- Stunning 2-way bathroom with floor-to-ceiling mosaic tiles- Separate study area can be used for kids' room- Bedroom with built-in wardrobe & balcony access- Reverse-cycle air conditioning- Internal laundry with clothes dryer- Video intercom entry & lift access- The complex features a large landscaped garden that includes children's playground & BBQ facilities- Pedestrian bridge over Parramatta River under construction at the end of Baludarri Dr, connecting directly to future Light Rail stop- Main building door 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."