

**112/459-463 Church Street, Parramatta, NSW 2150**

**DKB**

**Apartment For Sale**

Tuesday, 25 June 2024

112/459-463 Church Street, Parramatta, NSW 2150

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Shiv Mishra  
0405311548

## Guide \$575,000 - Auction 20th July

DKB Real Estate is proud to present this superbly presented executive apartment ideally set within walking distance to all major amenities in Parramatta CBD for a vibrant city lifestyle. The apartment is carpeted and captures abundant natural light throughout, and you'll love the treetop outlook from the covered alfresco balcony. Split-system air conditioning to the living/dining area ensures your year-round comfort, the premium gas kitchen will impress with sleek white stone benchtops and stainless steel appliances, and the quality continues in the immaculate modern main bathroom. This sought-after complex is ideally set close to Parramatta North Public School, steps to Cumberland Hospital and Parramatta Park, and walking distance to restaurants, shopping at Westfield, Parramatta railway station, Commbank Stadium and soon to be constructed Light Rail stop.

Property Features:

- First floor - Previously rented at \$640 per week
- Ground Floor - Currently rented at \$370 per week
- Carpeted open-plan living/dining area with split-system air conditioning
- Living/dining area opens to the covered balcony for seamless alfresco living
- High-end gas kitchen with stone benchtops and large island breakfast bar
- Stylish main bathroom with standalone shower and floor-to-ceiling tiles
- Carpeted master bedroom features a private balcony with shutters
- Large wall-to-wall built-in robe
- Well-equipped European-style internal laundry adds convenience
- Secure parking for one car plus storage facility in modern complex

"DKB Real Estate, its directors, contractors, 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."