

**1707/1A Morton St, Parramatta, NSW, 2150**



**Apartment For Sale**

Wednesday, 11 September 2024

1707/1A Morton St, Parramatta, NSW, 2150

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## SUNNY NORTH & EAST CORNER ASPECTS

Perfectly positioned on the North & East corner of Level 6 in Building 1 of the modern riverside development 'River Vistas', this stunning 2-bedroom plus study apartment showcases sun-drenched North & Easterly aspects, a spacious floor plan, quality inclusions and a convenient lifestyle within a short stroll to Parramatta CBD through the riverbank leisure walking track and new pedestrian bridge over Parramatta River, connecting directly to Light Rail Tramway Avenue stop.

Ideally positioned close to vibrant city night life, Western Sydney University, railway station, newly upgraded RiverCat ferry wharf, bus interchange hub, Light Rail (under testing), Sydney Metro (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 97m<sup>2</sup> of living space with 17m<sup>2</sup> of security parking including adjacent storage cage
- North & East corner position with sun-drenched interiors & cross ventilation
- Combined living/dining opens to private undercover Northeast-facing balcony
- Ultra-sleek kitchen with modern cabinetry, stone benchtops, dishwasher & gas cooking
- Stunning main bathroom with large frameless glass shower
- Both light-filled bedrooms with mirrored built-in robe
- Ensuite to master bedroom
- 2nd bedroom also with window to balcony
- Separate defined study area, perfect for working from home
- Ducted air conditioning throughout
- European-style internal laundry
- Secure parking with lock-up storage cage
- The complex features a large landscaped parkland-like central garden that includes children's playground, gym & BBQ facilities
- Pedestrian bridge over Parramatta River located one block away at the end of Baludarri Dr, connecting directly to Light Rail stop

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