

236/109 George St, Parramatta, NSW, 2150



Apartment For Sale

Tuesday, 3 September 2024

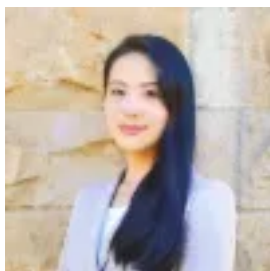
236/109 George St, Parramatta, NSW, 2150

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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STYLISH URBAN LIVING IN THE HEART OF PARRAMATTA

Positioned in the prime precinct of Parramatta's most convenient locale, this 12th floor apartment within the popular 'Koi' complex offering urban living with a desirable Northern aspect. Featuring two generous sized bedrooms, two bathrooms, gas cooking kitchen, secure parking on-title and on-site building management. This home is set for entertaining and comfortable urban living, with a unique sense of greenery and district views. Well located and within moments stroll to Parramatta Railway Station, Westfield Shopping Centre, local schools, public transport, parks and trendy cafes and eateries. Stone throw away from Parramatta Wharf and river.

Property Features:

- Superior living and dining area with brand new flooring throughout
- Great sized combined living & dining areas leading to a northern aspect balcony with the perfect greenery and district views
- Gas kitchen with granite benchtops, quality fittings and dishwasher
- Two generous sized bedrooms with built-in wardrobes plus an ensuite to the master
- Sleek bathrooms, main with bathtub and convenient internal laundry with clothes dryer
- Audio & video intercom, split system A/c to living area
- Secure building entrance & basement car space with lift access & storage cage
- Onsite building management and gymnasium

Approx area:

- Internal living with balcony - 89 sqm
 - Car space - 13sqm
 - Storage Cage - 2sqm
 - Total - 104sqm
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- Strata Levy: \$1,231.23/q (Admin - \$1,054.43, sinking fund - \$176.72)
 - Water Rate: \$178.42/q
 - Council Rate: \$191.10/q

Summary:

Generous sized and tidy apartment in the heart of Parramatta offering contemporary living and ultra convenience all wrapped up in one great package. Secure this prized possession to either occupy or invest with great rental return in the most popular Parramatta precinct.

* Inspection: Saturdays 10:00 - 10:30am,

* Fos Sale: \$659,000.

NOTE:

Every care has been taken to verify the accuracy of the information contained in this document, but no warranty (either express or implied) is given to Ray White Lidcombe or its agent as to the accuracy of the contents.

Purchasers should conduct their own investigations into all matters relating to the purchase of the property.