

G132/1 BROUGHTON STREET, Parramatta, NSW 2150



Apartment For Sale

Wednesday, 7 February 2024

G132/1 BROUGHTON STREET, Parramatta, NSW 2150

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Raj Gunnam
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Jeevan Reddy
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JUST LISTED

Please note that the entrance is accessed from Gibson Road #New Era Real Estate proudly presents this stylish and ample storage two-bedroom, two-bathroom apartment. Positioned alongside the tranquil Parramatta River, the dwelling features a generously proportioned and well-illuminated living room, complemented by an expansive balcony. Tiled flooring embellishes the living area, while the bedrooms offer the added comfort of carpeting. Enjoying a strategically convenient location, the property is just a brief walk to the Light Rail station across the river bridge and a leisurely stroll to Parramatta Wharf and the upcoming metro station. This ensures effortless commuting and unparalleled convenience in transportation. Features:- Spacious combined lounge and dining area featuring tiled flooring in an open-plan layout.- Modern kitchen with stone benchtops, dishwasher, and gas cooking.- Elegant bathrooms, with an ensuite in the main bedroom, and a separate study nook.- Built-in wardrobes and balcony access in both bedrooms, complemented by air conditioning.- Satisfactory storage available in every part of the apartment.- Spacious balcony perfect for hosting unlimited parties.- Potential rental income of \$650 to \$700 per week.- Secure complex with gym and BBQ facilities.- Basement parking and a storage cage.- Provides easy entry to the car park area.- Convenient access to a pedestrian bridge linking to the light rail and Parramatta CBD.- Walking distance to River cat, the train station, and Westfield Shopping Centre. Key Location Highlights:- 3-minute walk to the planned light rail stop.- 5 walking distance to Macarthur Girls High School.- 2 minutes away from a childcare centre.- A quick 5-minute drive to Parramatta East Public School.- Easily accessible with a 5-minute drive to Woolworths Rosehill and Coles Parramatta North.- A short 6-minute drive to Parramatta Wharf.- A 10-minute drive to the vibrant Westfield shopping centre.- 10-minute walking distance to West Sydney University. An outstanding opportunity to secure a Stylish Apartment in a location that offers all the lifestyle convenience. To book your inspection contact Raj Gunnam on 0431 712 501 or Jeevan Reddy on 0430 999 535. Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee this information's accuracy nor accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes.