## B8/88 Marsden Street, Parramatta, NSW 2150 Apartment For Sale



Sunday, 26 May 2024

B8/88 Marsden Street, Parramatta, NSW 2150

Bedrooms: 2 Bathrooms: 2 Parkings: 1 Area: 116 m2 Type: Apartment



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## \$590,000

Seeking the perfect blend of convenience and tranquillity? Welcome to 88 Marsden Street, a full-brick building just moments away from the bustling Westfield Parramatta. This stunning 1st floor apartment in Block B offers the perfect blend of convenience, style, and comfort. With its prime location near Parramatta Westfield, train and bus stations, and CBD, you'll have everything you need right at your doorstep. The two bedrooms includes an ensuite in the master bedroom and ample built-in robes. The generous lounge area provides the perfect setting with its abundance of natural light and a private balcony to take in the courtyard views. Highlights: ● ☐Generous 116 sqm total area, internal 91sqm ● ☐2 big size bedrooms, 2 bathrooms, master with ensuite and build in robes • ②Open plan living and dining, north facing balcony overlooks courtyard ● ② Separate modern kitchen with gas cooking ● ② Elegant timber floorboards ● ② Separate laundry room • ②Secured individual big lock up garage • ②Proximity to Parramatta CBD, yet positioned on a peaceful street ● ②Short stroll to Westfield Parramatta, train and bus station ● ②Within the catchment of Parramatta High School • ②Excellent investment potential with high rental income prospects • ②Excellent for First Home Buyers! Outgoings: Council \$316 per qtr; Water \$ 180per qtr; Strata: \$855 per qtrReady to turn this into your personal retreat or next smart investment? Contact our sales team Francis Wong 0412 238 313 and Joanne Tang 0424 773 408 Disclaimer: DISCLAIMERDisclaimer: This information is provided by the vendor and collected from third parties. C&R Realty International does not guarantee, warrant, and/or represent that information contained in this advertising and marketing document is correct. Any interested parties should make their own inquiries as to the accuracy of the information. We exclude all inferred or implied terms, conditions, and warranties arising out of this document and any liability for loss or damage arising therefrom.