

**G633/1 Broughton Street, Parramatta, NSW 2150**



**Sold Apartment**

Saturday, 17 February 2024

G633/1 Broughton Street, Parramatta, NSW 2150

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 137 m2**

**Type: Apartment**



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Sandy Xue  
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**\$730,000**

If you're thinking of selling, speak to the team of experts at Ray White Parramatta Group to find out how we achieve the best possible price in the shortest possible time!**LUXURIOUS RIVERSIDE LIVING WITH 2 HUGE BALCONIES & 2 CAR SPACES**Nestled on Level 6 in Building G within the prestigious 'Promenade' riverside development, this sophisticated 2-bedroom plus study apartment redefines luxury living and showcases a spacious floor plan, quality inclusions, sunny Northerly aspects, and a rarely-seen 17m<sup>2</sup> (approx) entertainer's balcony, perfect for gatherings, as well as a second 11m<sup>2</sup> (approx) balcony off of both bedrooms, on the opposite side of the apartment. Conveniently positioned within a short stroll through the riverbank leisure walking track to Parramatta CBD, vibrant city night life, Western Sydney University, railway station, newly upgraded RiverCat ferry wharf, bus interchange hub, Light Rail & 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:- Approximately 107m<sup>2</sup> of living space, complemented by 28m<sup>2</sup> of secure parking for 2 cars and a 2m<sup>2</sup> storage cage- Open-plan living & dining area seamlessly connects to a very spacious North-facing balcony with floor-to-ceiling glass doors- Designer kitchen with island benchtop, gas cooking & stainless-steel appliances- Luxurious main bathroom adorned with floor-to-ceiling mosaic tiles- 2 spacious bedrooms with built-in robe, both opening to the 2nd balcony through floor-to-ceiling glass doors- Master bedroom also boasts an Ensuite & wardrobe- Dedicated study nook, perfect for working from home- Reverse-cycle air conditioning- Internal laundry with clothes dryer- Security video intercom & lift access- Security gate to basement double parking & storage cage- Exclusive access to a residents' gym and a beautifully landscaped garden equipped with BBQ facilities & children's play area- New pedestrian bridge over Parramatta River links to Light Rail stop & Parramatta CBD Entrance for inspections on Gibson Rd, the street parallel to Broughton St, on the back side of the block."Ray White Parramatta Group - Parramatta | Oatlands | Northmead | Greystanes, its directors, 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."