

**61/22 Great Western Hwy, Parramatta, NSW, 2150**



**Studio For Sale**

Thursday, 22 August 2024

61/22 Great Western Hwy, Parramatta, NSW, 2150

**Bathrooms: 1**

**Parkings: 1**

**Type: Studio**



Peter Vasiliou

## **STUDIO APARTMENT IN THE HEART OF PARRAMATTA, TOP LOCATION, DON'T MISS OUT**

### **STUDIO APARTMENT IN THE HEART OF PARRAMATTA, TOP LOCATION, DON'T BE THE ONE TO MISS OUT**

- ❑ Located on the 4th floor
- ❑ Freshly painted
- ❑ New carpet
- ❑ New vertical blinds
- ❑ Balcony with tree views
- ❑ Neat & tidy kitchen
- ❑ Neat & tidy bathroom
- ❑ 2 door built in wardrobe / linen cupboard
- ❑ Plenty of natural light
- ❑ Under cover car space in basement
- ❑ Security swipe entrance to complex & car park
- ❑ 2 lifts
- ❑ Ideal investment property or 1st purchase on the property ladder
- ❑ Potential rent of \$420 - \$450 per week
- ❑ Strata levies: \$569 per q approx
- ❑ Council rates: \$191 per q approx
- ❑ Water rates: \$178 per q approx
- ❑ Vacant possession
- ❑ Vacant so inspect 6 days a week, Monday Saturday
- ❑ As advertised or by appointment, vacant keys in the office
- ❑ A must to inspect
- ❑ Don't be the one to miss out

### **ALL OFFERS IN WRITING WILL SEEK VENDORS INSTRUCTIONS**

❑ Further Details One Agency Peter Vasiliou Ph: 0402 96 11 22

❑ Please note that the information above is gathered by reliable sources. However, we cannot guarantee its accuracy or give any warranty about the information provided and all interested parties should rely on their own enquiries.