

4/36-40 Morton Street, Parramatta, NSW, 2150



Townhouse For Sale

Wednesday, 14 August 2024

4/36-40 Morton Street, Parramatta, NSW, 2150

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



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DOUBLE-BRICK URBAN LIVING IN RIVERBANK LOCALE

An exciting opportunity to secure this beautifully presented 3-bedroom solid full-brick townhouse that epitomizes contemporary urban living in a vibrant riverbank location. This exceptional residence offers the perfect blend of style, comfort and convenience, ideal for those seeking a sophisticated lifestyle in a prime location.

Superbly positioned within a short stroll to cosmopolitan Parramatta CBD, Western Sydney University, railway station, newly refurbished 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:

- A total of 217m² on the title, including 153m² downstairs & 64m² upstairs (sizes approx.)
- Sunny North, East & Southerly triple aspects with only one common wall
- Spacious combined lounge & dining area
- Large L-shaped backyard
- Front & rear verandah
- Modern kitchen with granite benchtops
- Main bathroom with bathtub
- Ensuite to master bedroom
- Built-in robe to all bedrooms
- Upstairs North-facing balcony to 2nd bedroom
- Reverse-cycle air conditioning
- Timber floorboards throughout
- Internal laundry with 3rd guest toilet
- Separate powder room with 3rd toilet downstairs
- Auto-door lock-up garage with drive-through additional parking
- LOW STRATA: \$693.87 per quarter (approx.)

Don't miss this outstanding opportunity to make this rare offering your own.

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