

**1142/180 George Street, Parramatta, NSW 2150**

**Raine&Horne.**

**Apartment For Sale**

Wednesday, 20 March 2024

1142/180 George Street, Parramatta, NSW 2150

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 59 m2**

**Type: Apartment**



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## Contact Agent

Introducing an exquisite one bedroom apartment located on the 11th floor in the bustling heart of Parramatta CBD. This luxurious residence offers unparalleled convenience, being in close proximity to the vibrant Church Street 'Eat Street' restaurants (approximately 1.7km), a 900m walk from Westfield's Parramatta, Parramatta Railway Station, (approximately 1.5km) River Cat Ferry, and all the amenities Parramatta has to offer. This unit boasts an impressive size of 59m<sup>2</sup> (9m<sup>2</sup> balcony), complete with a convenient car space near the lift and a storage cage. Whether you're a first-time homebuyer, an investor, or someone seeking to downsize, this property is ideal. This is a great opportunity for investors with a current rental income of \$700 per week. The property is available for sale either with vacant possession or as a tenanted investment.

**Key Features of the Property:**

- One spacious bedroom with built-in wardrobes for ample storage
- Elegant marble-look tiles throughout all living areas, adding a touch of sophistication
- A kitchen designed with opulence in mind, featuring a stone benchtop and top-of-the-line stainless steel appliances, including an oven and gas cooktop
- Integrated split system air conditioning for optimal climate control
- LED downlights throughout, creating a warm and inviting ambiance
- Internal laundry with a dryer included for added convenience
- Indulge in the indoor aquatic center, complete with a heated pool, spa, and sauna
- Enjoy 1200sqm of sun-drenched podium gardens, providing a tranquil oasis, along with an outdoor resort-style pool and BBQ area
- Stay active and fit with a fully equipped gymnasium on-site
- Ensure security and peace of mind with a network video intercom system
- The apartment is fully furnished, excluding the fridge, allowing for effortless move-in and immediate enjoyment.

For further information or to arrange an inspection contact Allana Kazzi 0416 655 073. Disclaimer: Raine & Horne Parramatta advise the information displayed in this advertisement has been received through a third party. We have used our best endeavors to ensure the information contained in this advertisement is accurate and true however we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements which may be contained. Interested parties are urged to make independent enquiries to verify any information detailed or not stated in this advertisement.