



2006/1A Morton Street Parramatta, NSW 2 2 1

Urban convenience and spacious living

This oversized 153 sqm garden-level apartment promises a compelling lifestyle opportunity with seamless access to transport, nightlife, schools, and parks. Encompassing a generous 45sqm of garden and courtyard, it's an idyllic haven for families and a lucrative, high-yield investment opportunity, set an approx. 1km walk to Western Sydney University and approx. 1.6km walk to Parramatta station and Church Street dining precinct.

- The convenience of a private, secure, and gated entryway into the courtyard
- Open-plan living and dining domain flowing to all-weather entertaining patio
- Sleek kitchen with gas stove, s/s appliances and a stylish glass splashback
- Two bedrooms with built-ins, master has ensuite and direct courtyard access
- Bathroom with floor-to-ceiling tiles and walk-in shower, Euro-style laundry
- One car space and a storage cage, ducted air conditioning and video intercom
- Approx. 400m to buses, 1km to Western Sydney University and 1.6km to Westfield shops
- Zoned for Parramatta East Public, Macarthur Girls and Arthur Phillip High

Price: Auction Guide \$590,000
Council Rates: \$191.00 p/q



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THIS IS AN ARTIST'S IMPRESSION - ALL DIMENSIONS, LAYOUTS AND TREES ARE APPROXIMATE
ALL INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES

