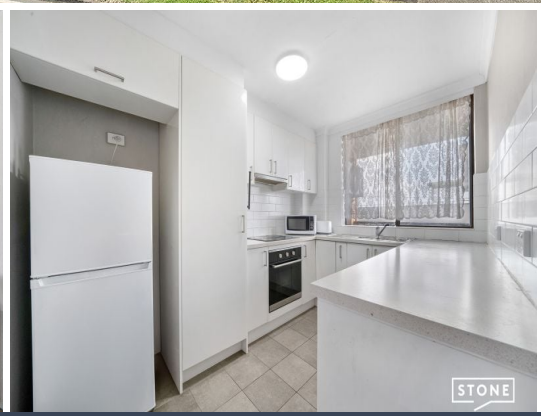
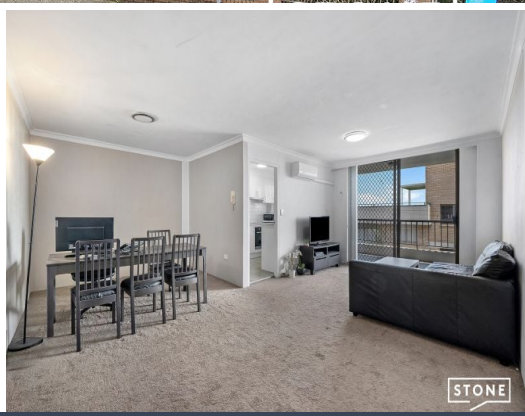




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49/68 Great Western Highway Parramatta, NSW

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### Walking Distance to Westfield Shoppingtown

Peacefully positioned on the top floor of a well-maintained and sought-after security building, this spacious 2-bedroom apartment offers an easy flowing floor plan and sun-drenched interiors.

With a renovated kitchen and bathroom, this property is move in ready for the first home buyer or perfect investment opportunity.

Located within a short stroll to Parramatta CBD, Westfield Shoppingtown (access from Campbell St), railway station, bus interchange hub, Church Street eateries, reputable schools including Parramatta High, T-way bus, new Bankwest Stadium, Parramatta Park, Aquatic and Leisure centre, and multiple sporting ground.

The complex offers security intercom, visitor parking, manicured gardens including a rear play area, new lift recently installed and a solid double brick construction.

- Large balcony accessible from lounge and both bedrooms.
- Internal laundry

**Inspect:** Saturday, 9th November 2024 2:15 - 2:45

**Price:** \$530,000 - \$580,000

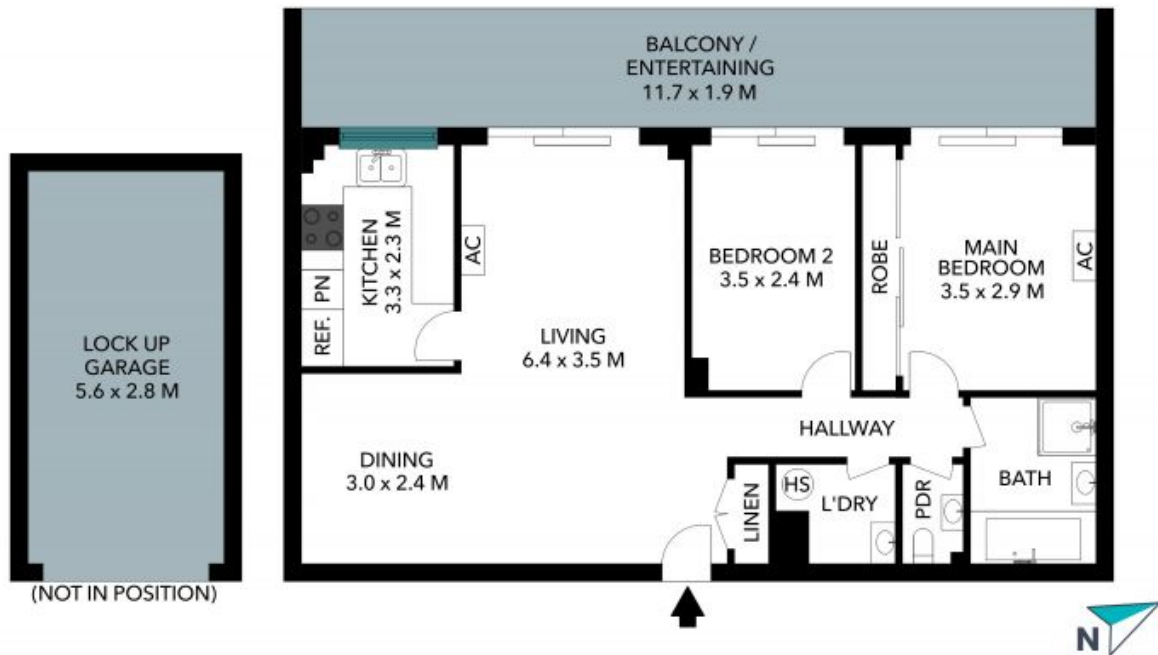


**Aaron Lih**  
0420 825 598



**Nicola Reilly**  
0405 203 525





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

49/68-70 Great Western Highway  
Parramatta

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on; interested parties should make and rely on their own enquiries.