



8/534 Church Street, North Parramatta

SPACIOUS & SECURE GROUND FLOOR LIVING IN A PRIME LOCATION

Perfectly positioned in a secure double-brick complex, this well-maintained ground floor apartment offers generous interiors, comfort, and exceptional convenience. Whether you're a first home buyer, downsizer, or investor, this property presents an outstanding opportunity in one of North Parramatta's most sought-after locations.

Property Features:

- Ground floor apartment in a secure double-brick complex
- Two generous bedrooms, master with built-in wardrobe
- Spacious air-conditioned lounge with separate dining area
- Tiled living areas with floorboards in both bedrooms
- Functional L-shaped kitchen
- Internal laundry
- Rear private balcony
- Security intercom access
- Brand new hot water system
- Lock-up garage
- Total area: 104sqm
- " Registered age: 1983
- " Rental potential: \$550—\$580 per week

2 1 1

FOR SALE
\$550,000 - \$600,000

VIEW
By Appointment

AGENTS

Joseph Nasr
0405 824 646
Joseph.Nasr@ljhooker.com.au

AGENCY

LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Outgoings:

- Strata: \$1,083.00 per quarter
- Council: \$334.50 per quarter
- Water: \$201.90 per quarter

Conveniently Located:

- " Approx. 150m to bus transport
- " Approx. 500m to Church Street cafés and local shops
- Approx. 700m to Parramatta North Light Rail Station
- Approx. 1.5km to Western Sydney University (Parramatta South Campus)
- Approx. 1.8km to Parramatta Park

MORE DETAILS

Property ID	2HBMF9E
Property Type	Apartment
Including	Air Conditioning
	Toilets (1)
	Intercom
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Security Access

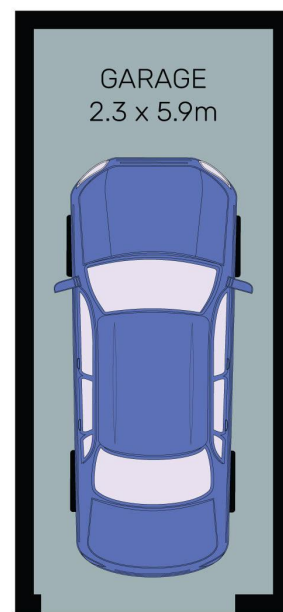
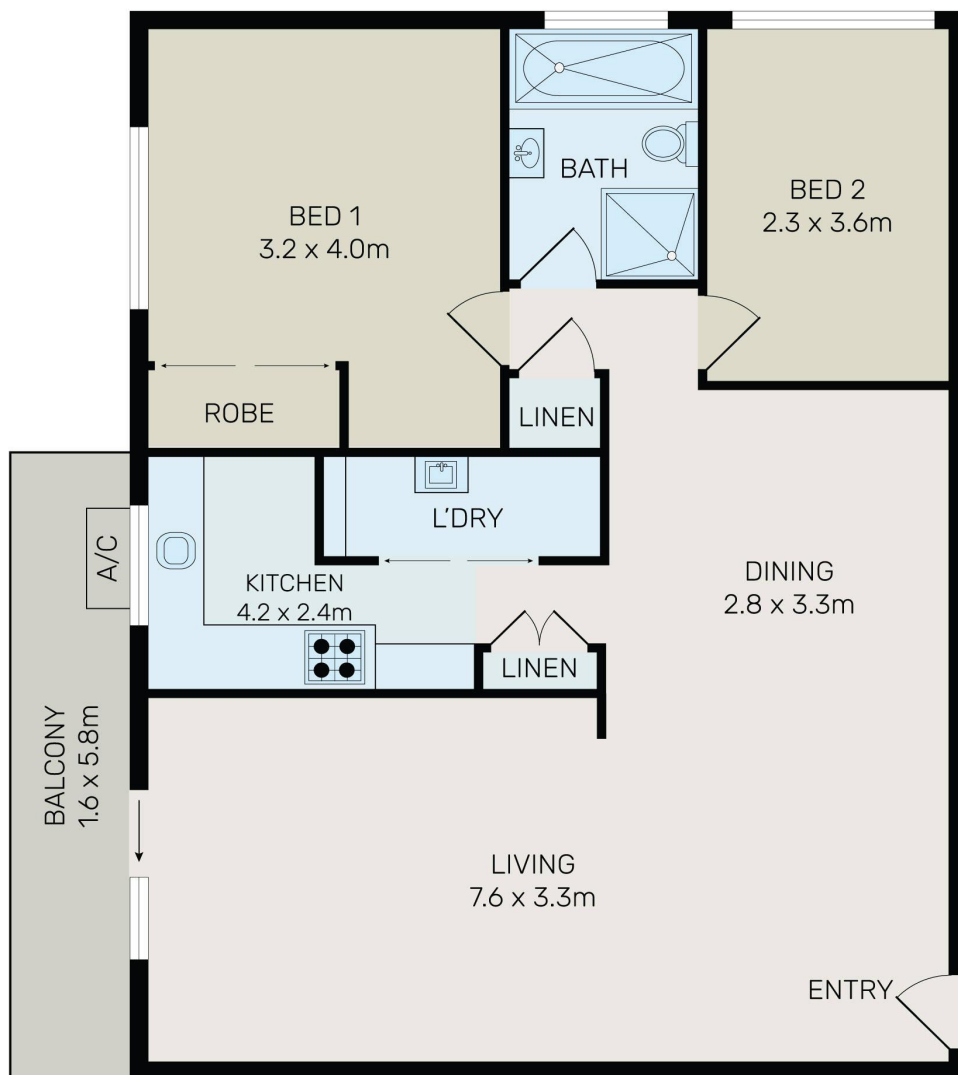
Joseph Nasr 0405 824 646

Area Specialist | Joseph.Nasr@ljhooker.com.au

LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555

42 South Street, GRANVILLE NSW 2142
granville.ljhooker.com.au | granville@ljhooker.com.au





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 **LJ Hooker**