

32/39-41 Ross Street, North Parramatta

Prime Location —Walk to Parramatta CBD, River, Light Rail & Eat Street.

Perfectly positioned in the heart of North Parramatta, this spacious middle-floor apartment combines lifestyle, convenience, and comfort. Just moments to Parramatta CBD, the river, light rail, Eat Street dining precinct, schools, parks, and public transport —this home offers the ultimate in easy living and strong investment appeal.

Features include:

- Double brick construction in a well-maintained security complex
- " Middle floor position with east, south & west aspect
- " Spacious lounge room flowing onto a large leafy balcony —ideal for entertaining
- Modern gas kitchen with stainless steel appliances
- 2 generous bedrooms, both with built-in wardrobes
- Tiled living areas, timber flooring in one bedroom
- Internal laundry, linen closet, and gas outlet for heating
- Lock-up garage for secure parking

Outgoings:

- Strata: \$981 pq
- Council: \$345 pq

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.

2 1 1

FOR SALE
\$560,000

AGENTS

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

Joe Guida
0450 797 333
joe.guida@ljhooker.com.au

AGENCY

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

LJ Hooker

- Water: \$177.87 pq

Additional Information:

- Total area: 102sqm
- Registered age: 1981
- Current rental: \$550 per week (ongoing lease)

Whether you're an owner-occupier seeking convenience or an investor after a solid return, this property ticks all the boxes.

Strata report available upon request

MORE DETAILS

Property ID	2CZTF9E
Property Type	Unit
House Size	102 m2
Including	Intercom
	Built-in-Robes
	Area Views
	City Views
	Close to Schools
	Close to Shops
	Close to Transport

Joseph Nasr 0405 824 646

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

Joe Guida 0450 797 333

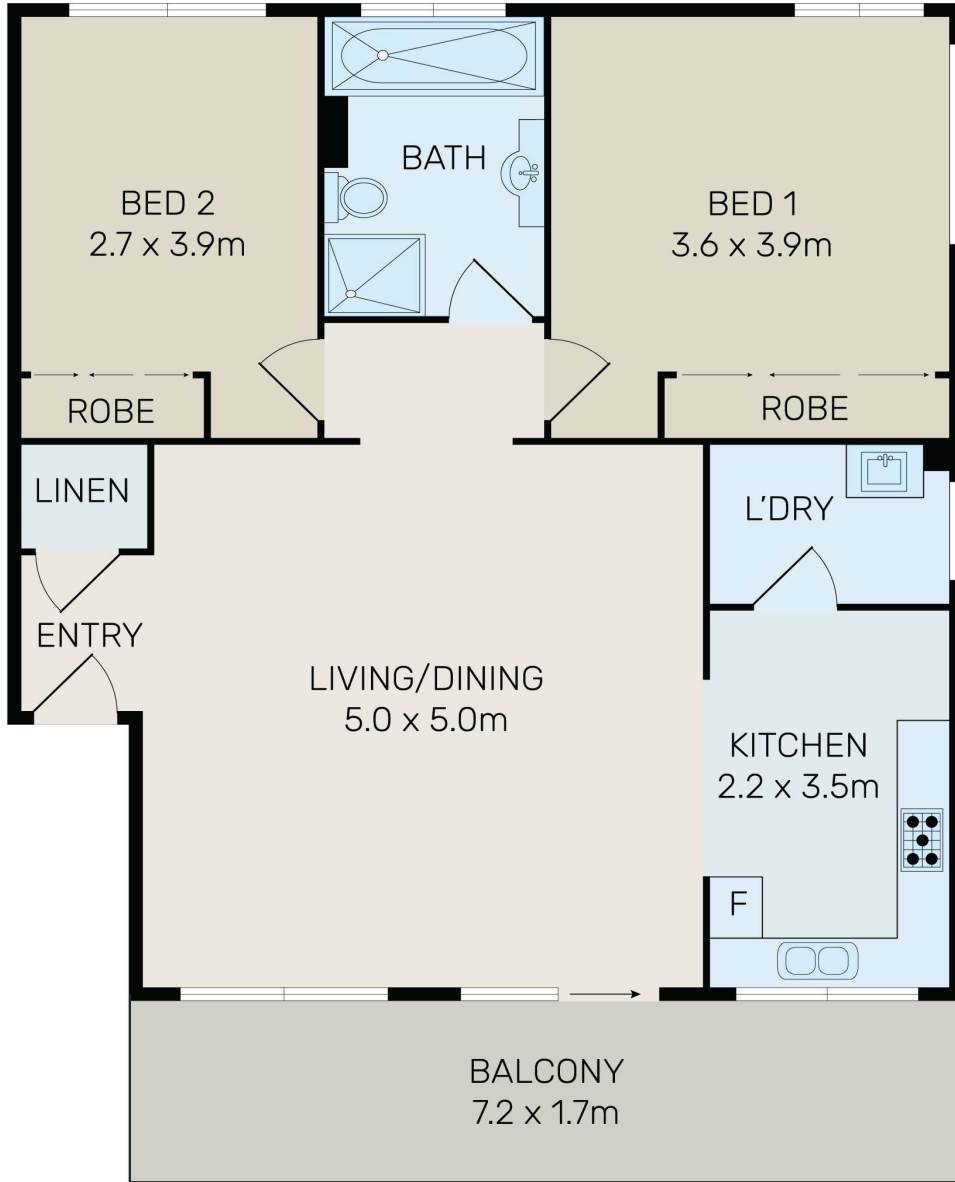
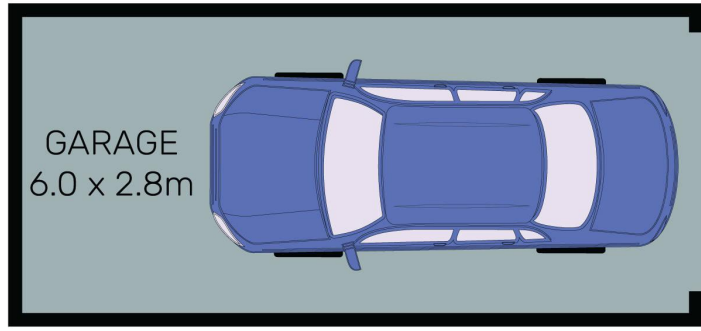
Sales Associate to Joseph Nasr | joe.guida@ljhooker.com.au

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

42 South Street, GRANVILLE NSW 2142

granville.ljhooker.com.au | granville@ljhooker.com.au





All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



32/39-41 Ross Street, North Parramatta

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.

