

## North Parramatta, 4/40 Isabella Street

### Parkside Living —Stylish One Bedroom Apartment

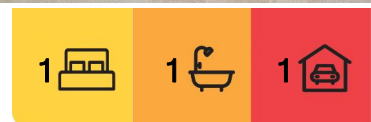
Positioned in a boutique complex of just five, this beautifully presented middle-floor apartment offers the perfect blend of comfort, lifestyle, and convenience. Surrounded by leafy parks, you'll enjoy a peaceful setting with cafés, schools, shops, community gardens and the upcoming light rail all within easy reach. Parramatta CBD is just minutes away, and a bus stop is right at your doorstep.

#### Key Features:

- \* Modern gas kitchen with stone benchtops, breakfast bar, dishwasher & stainless steel appliances
- \* Spacious bedroom with mirrored built-in wardrobe and private balcony
- \* Light-filled open plan living and dining with air conditioning
- \* North-facing entertainers' balcony plus second balcony with triple-aspect outlook
- \* Fully tiled bathroom with separate shower & bathtub



**Disclaimer:** 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.



**For Sale**  
\$510,000

**View**  
Sat 6th Sep @ 10:00AM - 10:30AM

**Contact**  
**Joseph Nasr**  
0405 824 646  
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Guildford | Merrylands  
(02) 9637 8555**

- \* Internal laundry
- \* Secure basement car space with intercom access

This property presents an excellent opportunity for first-home buyers or savvy investors seeking a low-maintenance home in a prime location.

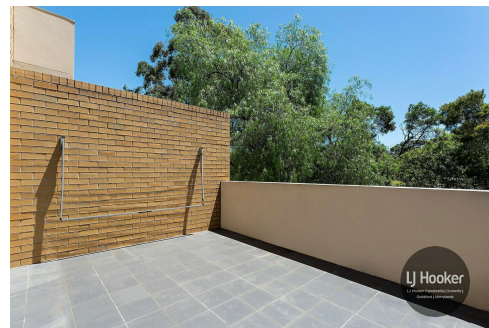
#### Outgoings:

- \* Council: \$298.67 per quarter
- \* Water: \$177.93 per quarter

#### Additional Details:

- \* Total Area: 86sqm
- \* Built: 2006
- \* Currently rented: \$450 per week (lease expired May 2025)

Strata report available.



## More About this Property

<b>Property ID</b>	2G4EF9E
<b>Property Type</b>	Unit
<b>Land Area</b>	86 m2
<b>Including</b>	Air Conditioning Toilets (1) Intercom Built-in-Robes Area Views Car Parking - Basement Carpeted Close to Schools Close to Shops Close to Transport

#### Joseph Nasr 0405 824 646

Area Specialist | [Joseph.Nasr@ljhooker.com.au](mailto:Joseph.Nasr@ljhooker.com.au)

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