



336/2 Morton Street, Parramatta




## Modern Riverside Apartment!

Located on Level 3 of Building K2 in the sought-after 'Promenade' development, this beautifully presented two-bedroom apartment offers spacious, modern living in a prime riverside setting with direct access from Morton Street.

The open-plan living and dining area is filled with natural light and flows onto a large undercover entertainer's balcony. The contemporary kitchen is equipped with quality Bosch appliances, gas cooking, and stone benchtops. Both bedrooms feature built-in robes and balcony access, with the master also enjoying a private ensuite and second air conditioner. A stylish main bathroom, separate study nook, internal laundry with dryer, and secure parking with storage add to the convenience.

Enjoy a walk-to-everything lifestyle with the Parramatta CBD, train station, ferry, Light Rail (under construction), Western Sydney University, Westfield, and local cafes all nearby. The complex also offers landscaped gardens, BBQ facilities, a children's playground, and secure access throughout.

Ideal for professionals, first-home buyers, or investors, this is low-maintenance modern living in one of Western Sydney's fastest-growing locations.

2  2  1 

**FOR SALE**  
\$700,000

### AGENTS

Anthony Rizk  
0449 834 719  
anthony.rizk@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.

 **LJ Hooker**

Rates Per Quarter:  
Strata: \$1587.15  
Water: \$174.22  
Council: \$345.80

### MORE DETAILS

Property ID                    2GB3F9E  
Property Type                Apartment

**Anthony Rizk 0449 834 719**  
Area Specialist | [anthony.rizk@ljhooker.com.au](mailto:anthony.rizk@ljhooker.com.au)

**LJ Hooker Parramatta | Granville | Guildford | Merrylands (02)  
9637 8555**  
42 South Street, GRANVILLE NSW 2142  
[granville.ljhooker.com.au](mailto:granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto:granville@ljhooker.com.au)

