



717/1-3 Valentine Avenue, Parramatta

## Affordable Investment Opportunity In The Heart Of Parramatta!

An incredible investment opportunity awaits in the heart of the Parramatta CBD. Located within the sought after Mantra Parramatta by Accor, this studio apartment combines comfort & convenience.

- Featuring
- Open-plan design (Approx. 30m<sup>2</sup>)
- Neat & tidy kitchenette with electric hotplate
- Well-presented bathroom
- Resort-style facilities —pool access
- Secure building

Conveniently located just moments from Parramatta CBD, Westfield's, train station, and an excellent choice of cafes & dining.

This affordable entry level opportunity is the perfect long term investment or ideal for (SMSF) self-managed super fund buyers. Please note: This unit is not for full time residents, Short term accommodation only.

0 🏠 1 🚗 0 🚘

**FOR SALE**  
**SOLD**

### AGENTS

Matthew Lucas  
0416 010 085  
mlucas.blacktown@ljhooker.com.au

Eddy Tan  
etan.blacktown@ljhooker.com.au

### AGENCY

LJ Hooker Blacktown  
(02) 9621 1222

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.



Private inspections only.

For more information or to arrange an inspection, contact Eddy Tan on 0412 469 863 or Matt Lucas on 0416 010 085.

## MORE DETAILS

Property ID	2D7JF8K
Property Type	Studio
House Size	30 m2
Including	Air Conditioning
	Toilets (1)
	Pool
	Built-in-Robes

### Matthew Lucas 0416 010 085

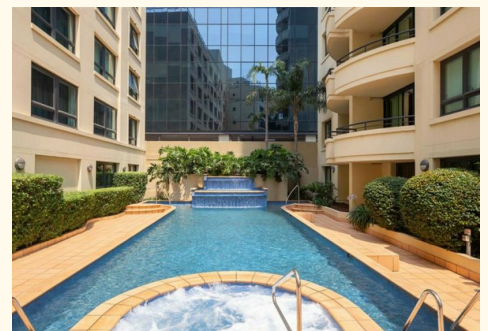
Sales Manager & Licensed Real Estate Agent |  
mlucas.blacktown@ljhooker.com.au

### Eddy Tan

Senior Consultant | etan.blacktown@ljhooker.com.au

### LJ Hooker Blacktown (02) 9621 1222

61 Main Street, BLACKTOWN NSW 2148  
blacktown.ljhooker.com.au | blacktown@ljhooker.com.au



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.



717/1-3 Valentine Avenue, Parramatta



Please note:  
Floorplan measurements are a guide only.  
All dimensions are approximate in their distance and volume.  
We cannot guarantee its accuracy and interested persons should rely on their own enquiries.

