

Parramatta, 75/64 Great Western Highway

Excellent Building and Fantastic Value in Parramatta!

Investment Opportunity: Charming 2-Bedroom Property in Parramatta

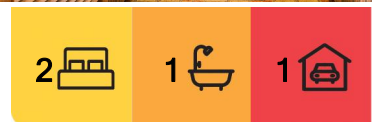
Investors, seize this rare opportunity to acquire a 2-bedroom, 1-bathroom property in the vibrant suburb of Parramatta. This is an excellent chance to expand your portfolio with a property that offers the best of inner city living.

Property Highlights:

- Prime Location - Situated in the heart of Parramatta, one of Sydney's most sought-after suburbs. This location offers convenient access to a plethora of amenities including shopping centres, parks, schools, and public transport.
- Modern Living - The property features a contemporary open plan living area, two spacious bedrooms, and a sleek bathroom. It is designed to maximize natural light,



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
Please Call

View
ljhooker.com.au/BMUHUC

Contact
Patrick Huynh
0423 333 999
patrick.huynh@ljhooker.com.au

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(02) 9823 8888

creating a bright and inviting space.

- **Quality Construction** - Built with high-quality materials and finishes, this property is designed to stand the test of time. It offers low maintenance living, making it an ideal investment property.
- **Strong Rental Demand** - Parramatta's strong rental market promises a high occupancy rate. The suburb's popularity among professionals, families, and students ensures a steady stream of potential tenants.
- **Current rental return of \$450 Per/Week**
- **Capital Growth Potential** - Parramatta has experienced significant growth over the past few years. With ongoing infrastructure developments in the area, the property's value is set to increase further.
- **Inner City Living** - Enjoy the convenience and excitement of inner city living. Parramatta offers a vibrant lifestyle with its diverse dining scene, cultural events, and leisure facilities.

Outgoings:

Water Rates - \$170 Approximately

Council Rates - \$206 Approximately

Strata Rates - \$860 Approximately

For investors seeking a reliable income stream and capital growth, this 2-bedroom property in Parramatta represents an excellent opportunity. Contact us today to arrange a viewing and see firsthand the potential this property offers.

More About this Property

Property ID	BMUHUC
Property Type	Unit
Including	Toilets (1)

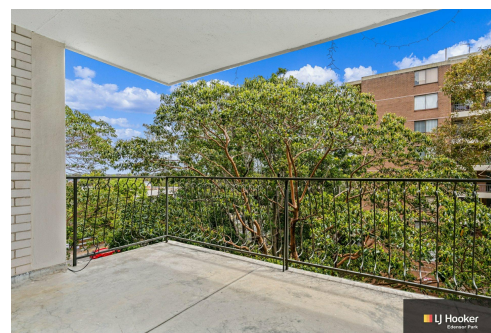
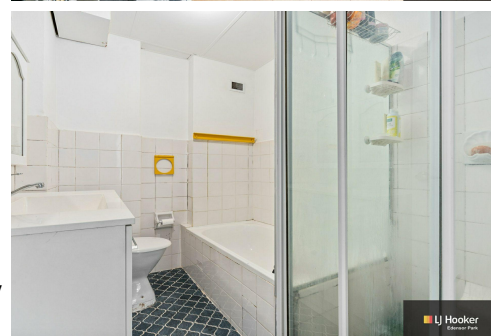
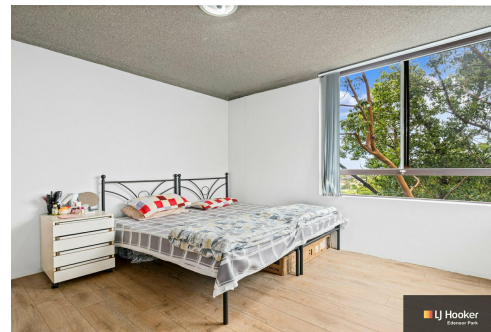
Patrick Huynh 0423 333 999

Principal / Licensee In Charge / Licensed Real Estate Agent |
patrick.huynh@ljhooker.com.au

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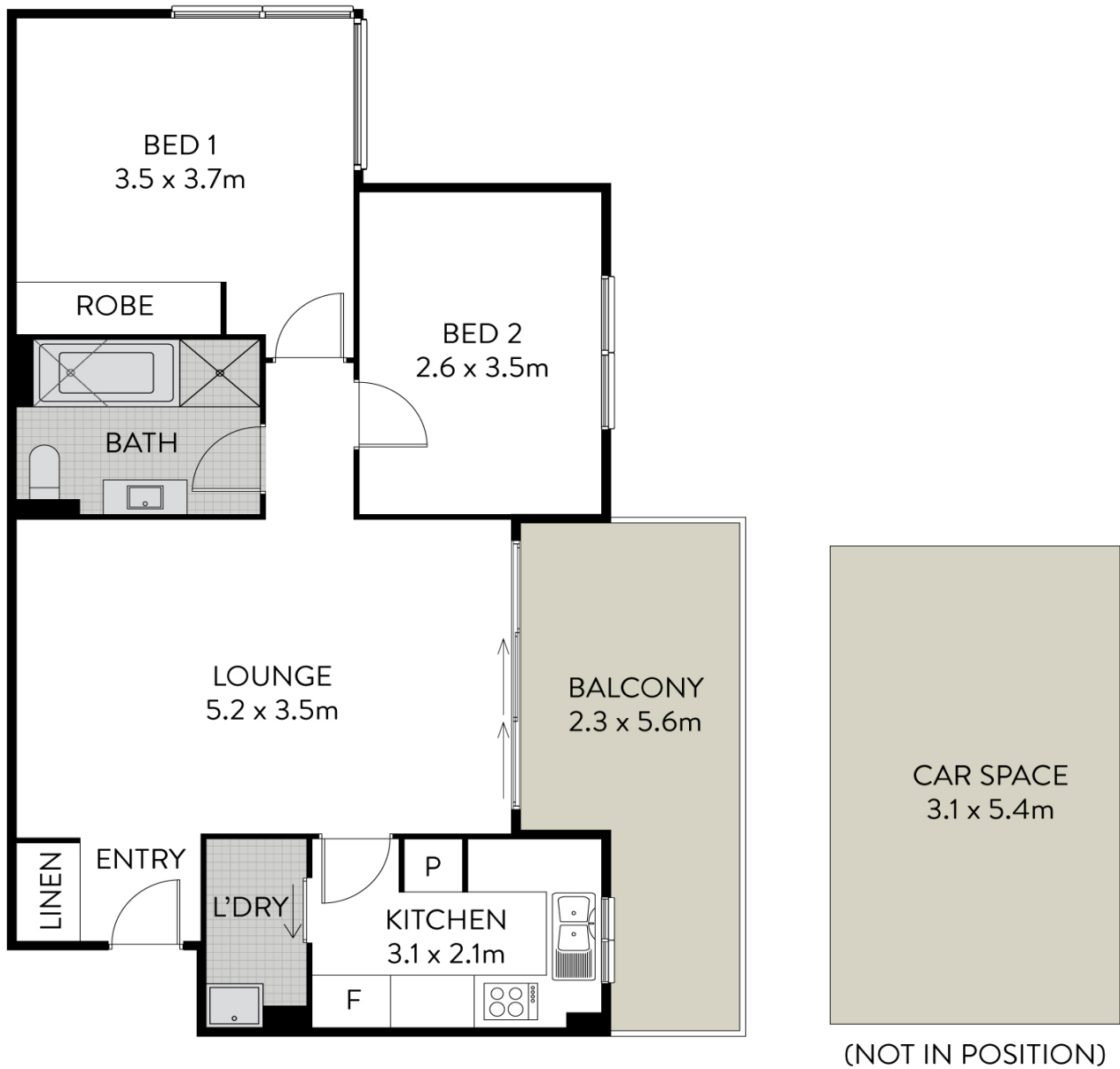
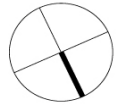
Shop 8, 207-215 Edensor Road, Edensor Park Plaza, EDENSOR PARK NSW 2176

edensorpark.ljhooker.com.au | edensorpark@ljhooker.com.au



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Edensor Park

This floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy although interested parties are urged to rely on their own enquiries.

75/64-66 GREAT WESTERN HIGHWAY, PARRAMATTA



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