






1/45-49 Minnie Street, Parramatta Park

2  1  1 

## Leased Investment in Prime City-Fringe Location

1/45&dash;49 Minnie Street, Parramatta Park presents an outstanding opportunity for investors seeking a low-maintenance, well-located asset with immediate income.

Set within a secure complex featuring a pool, the property offers a practical and efficient floor plan across approximately 55m<sup>2</sup> of internal living.

The property is currently tenanted until March 2027, providing long-term security and a stable holding.

Property highlights:

- 2 bedrooms
- 1 bathroom
- Internal laundry
- 1 undercover carport space
- Strong city-fringe rental appeal

Contact Nick Moller today to seek further information or arrange an inspection.

**FOR SALE**

Please Call

**AGENTS**

Nick Moller  
0423 782 673  
nickm@ljheh.com.au

**AGENCY**

LJ Hooker Cairns Edge Hill  
(07) 4053 9999

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**

## MORE DETAILS

Property ID	3Y8AFMB
Property Type	Unit
Land Area	55 m2
Including	Air Conditioning
	Pool
	Built-in-Robes
	Fully Fenced

**Nick Moller 0423 782 673**

Director | Sales Specialist | Auctioneer | [nickm@ljheh.com.au](mailto:nickm@ljheh.com.au)

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Whilst LJ Hooker Edge Hill has made every effort to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only.