

**3/42 Grose St, Parramatta, NSW, 2150**



**Apartment For Sale**

Thursday, 31 October 2024

3/42 Grose St, Parramatta, NSW, 2150

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



David Lao

0291393000

## **Prime Central Location!**

Offered to the market for the first time in over 20 years & positioned within a tightly held boutique complex of only 8 apartments this residence is perfect for first home buyers or investors. Featuring an elevated ground floor position, solid full brick construction & timber flooring throughout. Located within a prime location, just a short stroll to cosmopolitan Parramatta CBD, light rail station, railway station, Rivercat Ferry, vibrant cafes/restaurants, reputable schools & Western Sydney University.

- Open plan lounge & dining room offering timber floors
- Modern kitchen with stainless steel cooktop oven
- Neat original bathroom includes combined shower & bathtub
- Elevated balcony with a private leafy outlook
- 2 natural light filled bedrooms both with built-in robes
- Hallway linen storage cupboard
- Security intercom to the complex
- Single designated car space
- Parramatta light rail station (290m), Parramatta Train Station (1.2km), Westfield Shopping Centre (1.3kms),
- Macarthur Girls High School (1.3km), Arthur Phillip High School (1.2km), OLMC Parramatta (550m).
- Pre purchase strata report available

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