

**78/459-463 Church Street, Parramatta, NSW 2150**



**Apartment For Sale**

Wednesday, 8 January 2025

78/459-463 Church Street, Parramatta, NSW 2150

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Nicholas Nguyen  
0435325628



Vedant Agrawal  
1300082473

## JUST LISTED | PRIME LOCATION

We are pleased to present 78/459-463 Church Street, Parramatta by award winning agents Vedant Agrawal And Nicholas Nguyen. This property is situated in a highly sought-after area, known for its vibrant atmosphere and convenient access to a wide range of amenities. Just moments away from Westfields Parramatta, it offers easy access to public transportation, making commuting a breeze. The surrounding area boasts a mix of dining options, cafes, and recreational spaces, providing a balanced lifestyle for residents. With schools, parks, and other essential services nearby, this location ensures that everything you need is within close reach, making it an ideal spot for both relaxation and daily convenience.

**WHAT WE LIKE ABOUT THE PROPERTY :-** Two-bedroom apartment offering ample space and comfort- Master bedroom featuring its own private ensuite for added privacy and convenience- Split-level design with built-in robes in both bedrooms and easy access to the balcony, perfect for enjoying the outdoors- Open-plan living and dining area filled with natural light throughout the day, creating a bright and welcoming atmosphere- Well-appointed kitchen equipped with quality stainless-steel appliances, stone benchtops, and plenty of storage, ideal for preparing meals and entertaining guests- Neat and tidy bathroom featuring modern floor-to-ceiling tiles, ensuring a stylish and functional space- Rooftop terrace complete with a kids' play area and BBQ facility, perfect for relaxing or hosting gatherings- Stunning views from the rooftop, offering picturesque sights of Parramatta CBD and the Sydney City Skyline- Located next to North Parramatta Public School, providing convenience for families with children- Secured car parking space with easy lift access directly to the apartment, ensuring a hassle-free living experience- Close to major amenities, including Parramatta Train Station, Westfield Parramatta, bus stops, cafes, restaurants, supermarkets, parks, and medical centers, all within easy reach- Close to Parramatta Train Station, Westfield Parramatta, bus stops, cafes, restaurants, supermarkets, parks, and medical centers- 100 meters from two light rail stops providing easy access to the L4 Westmead and Carlingford Line- Approx. 1.5 kilometers to Parramatta Railway Station and Westfield Parramatta (15-20 minute walk or short bus ride)- Rent Potential \$720/week

Contact Nicholas Nguyen 0435 325 628 and Vedant Agrawal on 0490 173 525 to arrange an inspection or for further details

**Disclaimer:** The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgement to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.