

**1/9 Mason Street, North Parramatta, NSW, 2151**



**Townhouse For Sale**

Friday, 1 November 2024

1/9 Mason Street, North Parramatta, NSW, 2151

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## **The Perfect Location!!!!**

Discover the perfect blend of comfort and convenience in this spacious three-bedroom townhouse, nestled in a small boutique complex. Freshly painted and new carpet, with nothing to do but move in and ready to enjoy. Moments walk to the Parramatta CBD, Westfield, Parramatta Park and CommBank Stadium.

### Property Features Include:

- Tidy kitchen with timber finishes
  - Open-plan living and dining area
  - Air conditioning
  - Master bedroom built-in wardrobe and ensuite
  - Bedrooms equipped with built-in wardrobes
  - 2.5 bathrooms
  - Internal laundry
  - Lock up garage with with internal access plus an additional car space
  - Bus stop at your doorstep
  - Walking distance to Parramatta CBD, Parramatta Park, Western Sydney University, Eat Street precinct, Parramatta station, RiverCat ferry, upcoming Light rail, Westfield Shoppingtown, local primary and high schools, vibrant city life and CommBank stadium
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- Potential rental return: \$750 per week
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- Strata fees: approx. \$682 p/qtr | Council rates: approx. \$330 p/qtr | Water rates: approx. \$179.90 p/qtr

Don't miss out on this fantastic opportunity. Contact Ray on 0433 840 844 for an inspection today!!

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