

**2/22 Thomas St, Parramatta, NSW, 2150**

**McGrath**

**Unit For Sale**

Tuesday, 7 January 2025

2/22 Thomas St, Parramatta, NSW, 2150

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 122 m2**

**Type: Unit**



Rowan Thredgold  
0294077800

## **PRIME RIVERSIDE LOCALE WITH OPPORTUNITY TO ADD VALUE**

This original 2 bedroom security apartment is situated in one of Parramatta's most sought after locations within the tightly held riverbank locale. Positioned on the first floor of a well kept full brick complex with dual aspects & a highly desirable tandem lock up garage. A stone's throw to new river walkway, rivercat ferry wharf & easy access to Parramatta CBD, it presents the perfect first home or solid investment property. It also features:

- Spacious formal lounge room with ceiling fan & tiled floors throughout
- Separate modern kitchen with gas cooking, dishwasher & plenty of cupboard space
- Two spacious bedrooms with built in wardrobes to both
- Separate formal dining area
- Full size bathroom with shower & separate bathtub
- Second undercover balcony off main bedroom
- Internal laundry with clothes dryer & second toilet
- Large 33m<sup>2</sup> tandem lock up garage
- Currently leased to existing tenants
- Opportunity to renovate & add value with your own personal taste
- Presenting the ultimate lifestyle experience within steps of Parramatta's vibrant city nightlife & perfectly located within a short stroll to the railway station, bus interchange hub, newly proposed Light Rail, Westfield Shoppingtown, parks, reputable schools, trendy restaurants & cafes