

**2/14 Irving Street, Parramatta, NSW, 2150**

STONE

**Villa For Sale**

Wednesday, 20 November 2024

2/14 Irving Street, Parramatta, NSW, 2150

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



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## Charming 3-Bedroom Villa in Prime River Precinct Locale

Located in Parramatta's desirable river precinct, this original 3-bedroom villa offers a fantastic opportunity for those looking to purchase and move in, renovate, or simply invest in a prime location. Set on a generous 334m<sup>2</sup> block, the property is one of only two on the lot, ensuring a sense of privacy and space that is hard to come by in this vibrant area.

The villa boasts a well-proportioned layout, featuring three spacious bedrooms, a large living area, and a functional kitchen and bathroom. Original features throughout add character and charm, while large windows flood the home with natural light and offer pleasant views of the surrounding garden and neighborhood.

Positioned in a highly sought-after location, this property is just a stone's throw from the scenic Parramatta River, with easy access to walking and cycling tracks, parks, and the bustling Parramatta CBD. Enjoy the convenience of nearby transport options, local schools, and a wide range of shops, cafes, and restaurants.

- Generous open-plan lounge room
- Three bedrooms all with built in robes
- Main bathroom, separate shower, and bathtub
- Separate dining area, free flowing out to the entertainers courtyard
- Laundry with separate toilet
- Lock up garage for secure Tandem parking (for Two Cars).
- Enjoy all the privacy of a free-standing home with a huge backyard.

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