



## Affordable Lifestyle Studio in Heart of Parramatta CBD



## 39/22 Great Western Highway, Parramatta

Sold

Welcome to 39/22 Great Western Highway Parramatta! This charming studio apartment positioned in a modern security complex is the perfect opportunity for first home buyers or investors looking for a quality and low maintenance property with resort style living in an ultra convenient location.

Located in the heart of Parramatta, moments away from all the amenities you could ever need just a short stroll to Parramatta Westfield, Railway Station, Bus interchange, Parramatta Square, Church St shops, cafes, restaurants, parks, schools and more. You'll have everything you need right at your doorstep, featuring:

- Light filled, freshly painted and timber floorboards throughout
- Large combined living and dining areas flow to balcony and views
- Spacious bedroom area with view, A/C & built-in robe
- Open plan kitchenette with mini oven, range hood, microwave and fridge
- Fully-tiled bathroom with shower over bathtub

**Property ID:** L26367293

**Property Type:** Apartment

**Land Area:** 28.0 sqm

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- Sunny balcony with leafy green outlook and views
- Resort-style facilities include indoor swimming pool, sauna, fully equipped gym, plus 5 star guest lounge at entrance
- Total size 28sqm, low strata at \$507/qtr, rental estimate \$350/wk