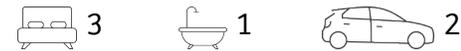


Residential Cottage with Flexible Zoning (STCA)



44 O'Connell Street, Parramatta

Tender

This Californian Bungalow cottage's location is hard to beat! This cottage has a versatile layout to accommodate 3 bedrooms with a lounge and dining room. Parking for up to three (3) cars. Enjoy a modern galley style kitchen with granite bench tops (electric cooking), a modern bathroom with shower over bath, light & airy with picture windows. High ceilings, carpeted throughout, handy internal laundry and low maintenance rear backyard.

Situated directly across the road to Parramatta Leagues Club whilst being within close proximity to CommBank Stadium (250m*), Club Parramatta (1km*), Parramatta Park (100m*), Prince Alfred Square Light Rail Station (550m*), Parramatta Westfields (1.3km*) and Parramatta Railway Station (1.3km*).

The property is set on a high vehicular traffic road with plenty of exposure. With newfound plans for further development in the surrounding area and new transportation links such as the light rail, this cottage will be highly sought after.

Also features:

- Building area: 120sqm*
- Land area: 461sqm*

Property ID:	L27573890
Property Type:	House
Building / Floor Area:	120
Carports:	1
Open Parking:	1
Land Area:	461.0 sqm

Christian Cirillo
0434537009
ccirillo@rhc.com.au

- Occupy, Invest, Redevelop (STCA)
- Everything you want at your doorstep
- R2 Low Density Residential zoning suits many uses (STCA)
- Light & airy w/picture windows & high ceilings
- Large easy care and fenced back yard
- Currently Tenanted

Come take advantage of this strategic location and the recently announced rezoning of North Parramatta.

Call our office (02) 9633 3100 for further details or to arrange an immediate inspection.