



Top-Floor Haven in Sought-After North Parramatta

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12/8 Factory Street, North Parramatta

Sold

Top-Floor Retreat with Leafy Views & Prime Location

Set on the top floor of a solid full-brick security building, this bright and spacious two-bedroom apartment delivers privacy, comfort, and a lifestyle of convenience. With only one common wall and natural light streaming in from three sides, it offers a peaceful sanctuary just moments from the heart of Parramatta.

Enjoy a charming elevated leafy outlook and an ultra-convenient location within walking distance to local cafes, shops, parks, and schools. You're only 500m from the upcoming Parramatta Light Rail stop, with easy access to the free Loop bus and multiple transport options.

Whether you're a first-home buyer, investor, or downsizer, this is a fantastic opportunity in one of Parramatta's most desirable pockets.

Location Highlights:

- Approx. 1.5km to Parramatta CBD
- 1.8km to Parramatta Train Station

Property ID:	L33020601
Property Type:	Unit
Building / Floor Area:	95
Garages:	1

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- 900m to Parramatta Park
- 2km to Westfield Parramatta

Key Features:

- Air-conditioned formal lounge flowing to a private balcony
- Stylish eat-in kitchen with stainless steel stove and durable slate flooring
- Full-sized bathroom with separate shower and bathtub
- Two generously sized bedrooms, main with mirrored built-in wardrobe
- Modern blinds, ceiling fans, and extra linen storage
- Internal laundry for everyday convenience
- Total living space approx. 77m²
- Secure single lock-up garage (approx. 17.86m²)

This well-maintained residence ticks all the boxes for comfort, location, and value. With a motivated vendor ready to sell, this is your chance to secure a fantastic property in a growing area.

Contact Allana Kazzi today on 0416 655 073 to arrange your inspection or to find out more.

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