

1/45-49 Minnie St, Parramatta Park, QLD 4870

Under Contract

Unit 2   



## Leased Investment in Prime City-Fringe Location

1/45–49 Minnie Street, Parramatta Park presents an outstanding opportunity for investors seeking a low-maintenance, well-located asset with immediate income.

Set within a secure complex featuring a pool, the property offers a practical and efficient floor plan across approximately 55m<sup>2</sup> of internal living.

The property is currently tenanted until March 2027, providing long-term security and a stable holding.

Property highlights:

- 2 bedrooms
- 1 bathroom
- Internal laundry
- 1 undercover carport space
- Strong city-fringe rental appeal

Contact Nick Moller today to seek further information or arrange an inspection.

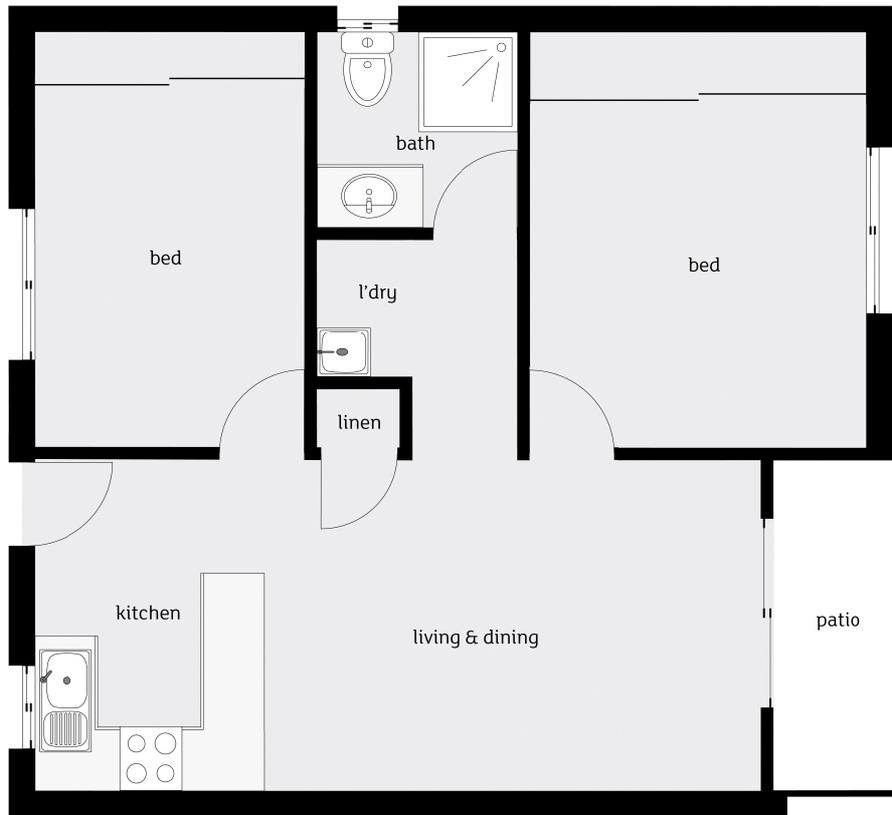
**Open for Inspection**

By Appointment.

**Listed By**  
Nick Moller



Floorplan



Whilst LJ Hooker Edge Hill has made every effort to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only.