

36 Ross St, North Parramatta, NSW 2151**Sold - 15/02/2021**

House 6 2 2



A great location with potential to combine residential home

Inspections over Christmas and New Year are welcome by appointment on 0422 399 541

Contemporary two storey brick home set on a 632 sqm2 parcel of land(R3 Zoning),this 6 bedroom residence presents enormous potential for forward thinking buyers, offers a flexible floor plan and potential development site (subject to Council Approval).

Located in a tightly held Parramatta CBD, with a short stroll to railway station, bus interchange hub, Westfield Shopping town, Western Sydney University, River cat ferry, nearby Coles, local sports facilities, reputable schools, trendy restaurants, cafes, new Bankwest Stadium and one of the largest urban renewal projects in Australia - Parramatta Square: a World Class Civic Centre.

Features:

- Two storey brick house
- Six bedroom to accommodate the whole family or two families
- Upstairs: Generous living room opening onto a good size balcony
- Spacious kitchen with meals area
- Good size bathroom with separate toilet
- Downstairs: small kitchen, practical bathroom
- Internal double locked-up garage/laundry
- Great size front yard with high wall for privacy
- Expansive rear yard children friendly and two side access
- High income rental
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DISCLAIMER: "All information contained herein is gathered from sources we believe to be reliable. However, R&W Parramatta cannot guarantee its accuracy and interested persons should rely on their own enquiries".

****COVID-19 RESTRICTIONS FOR PROPERTY INSPECTIONS: A MAXIMUM OF 6 PEOPLE INCLUDING THE REAL ESTATE AGENT IS PERMITTED INSIDE THE BUILDING AT ANY ONE TIME, WITH NO MORE THAN ONE PERSON PER 4 SQUARE METRES SOCIAL DISTANCING**

Listed By

Alfredo De Assis

