



**86/459-463 Church Street Parramatta NSW**

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This modern executive apartment enjoys spacious open plan living that is brimming with plenty of natural light from the completely covered alfresco entertaining balcony.

**View** : <https://www.linfieldgroup.com.au/sale/nsw/parramatta/parramatta/residential/apartment/7714908>

Presented in a loft-style, you can also enjoy privacy from the upstairs living area and more of a homely feel due to the split floor layout. Enjoy the peaceful living amongst the convenience of being moments from the growing Parramatta CBD, the new and exciting Bankwest Stadium, Powerhouse Museum, accompanied by reputable nearby schools, local recreational parks, and the ever-convenient proposed light rail.



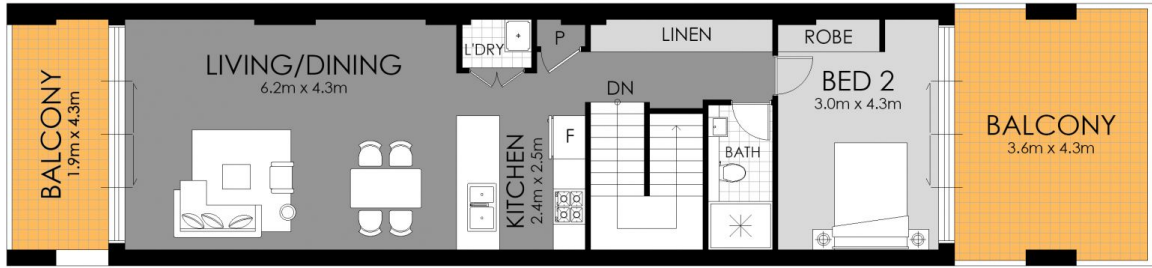
**Spencer (zijing) Zhang**  
02 8036 6999



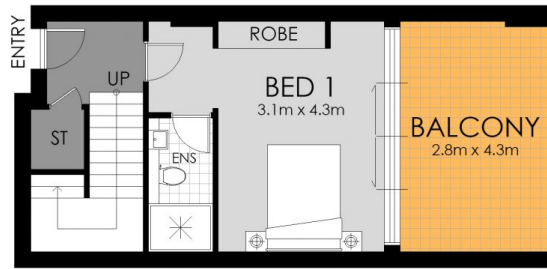
**Shan Lin**  
02 8036 6999

What you will love:

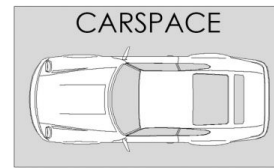
- + Expansive living area which opens onto a sun-drenched alfresco balcony



UPPER LEVEL



ENTRY LEVEL



APPROXIMATE AREAS	
Internal	93 sqm
Balcony	37 sqm
<b>Total</b>	<b>130 sqm</b>
APPROXIMATE OUTGOING	
Strata	\$1906.25 pq
Council	\$184.00 pq
Water	\$158.45 pq

North Parramatta  
86/459-463 Church St.

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