

## **Information sheet for 8 Clayton Place , Girraween**

**Q: Total Land Size?**

A: 739 sqm approx.

**Q: When was the property last sold?**

A: 2008

**Q: When was the property built ?**

A: 1991 approx.

**Q: Approx. weekly rent?**

A: \$950 - \$1000 pw

**Q: Water rates?**

A: \$172 pq

**Q: Council rates?**

A: \$454 pq

**Q: What we love about the property**

A: **Huge 739 sqm block**, sunlit single-level home, updated kitchen with modern finishes, practical and spacious floorplan, seamless indoor-outdoor flow, Samsung ducted air conditioning , **expansive covered alfresco area**, vast paved backyard with stunning Parramatta CBD views, ideal for families and effortless living.

**Nearby points of interest:**

**Schools:** Girraween Public School 18min walk 1.3km,

Girraween High School 18min walk 1.4km

**Hospitals:** Westmead Hospital 4.8km

**Shopping Centres:** IGA 20min walk 1.5km km, Pendle Hill shops 20min walk

**Train Stations:** Pendle Hill Train Station 22 min walk 1.4 km **Bus Stop:** 4 min walk

**Parks:** Hazel street park 3 min walk , Harold Read Park 5 min walk ,

**Leisure:** Wenty Leagues 4min drive 2.2km, Westfield Parramatta 12min drive 6.6km

Disclaimer: Information provided has been supplied by Vendor and not McGrath Sales. Do not rely upon this information as material fact.

# 8 Clayton Place Girraween

Thank you for attending our open home. If I could be of any further assistance, please don't hesitate to get in touch.

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**McGrath Parramatta**

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