

## **Information Sheet for 11/17 Hassall Street, Parramatta**

**Q: Total Apartment Size?**

A: 123 sqm approx.

**Q: Internal size?**

A: 105 sqm approx.

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

A: 2018

**Q: Latest renovations / upgrades?**

A: Recently painted, new LED lights, new net in balcony

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

A: 2008 approx.

**Q: Approx. weekly rent?**

A: \$750 - \$780 per week

**Q: Strata fees?**

A: \$ 1,306 pq approx.

**Q: How many units in the complex?**

A: 40 units

**Q: Water rates?**

A: \$176 pq approx.

**Q: Council rates?**

A: \$325 pq approx.

**Q: Who is the strata manager?**

A: Strata Only (02) 8985 9440 [info@strataonly.com.au](mailto:info@strataonly.com.au)  
Po Box 7719 Norwest NSW 2153

**Q: Building Amenities / facilities?**

A: 2 lifts, Secure and surveillance parking, CCTV cameras throughout the complex.

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

A: Sundrenched apartment , Recently painted , New LED lights throughout the property , Newly refreshed and cleaned (carpets have been steam cleaned) , Short walk to all necessary amenities , secure and safeguarded complex, Great coffee right across the road , Situated in the best Primary and High School catchments , Walking distance to the Parramatta ferry, Train Station and Parramatta Westfield.

**Nearby points of interest:**

**Schools:** Parramatta Public School 2 min (150m)

Arthur Phillip High School 6 min walk (450m)

**Hospitals:** Westmead Public and Private Hospital 11 min drive

**Shopping Centres:** Parramatta Westfield 7 min walk (550m)

**Train Stations:** Parramatta Station 4 min walk     **Cafes:** 1 min walk (50m)

**Parramatta Ferry:** 8 min walk (600m)     **Bus Stop:** 7 min walk

**University:** Western Sydney University International College 2 min walk

**Parks:** James Ruse Reserve 1 min walk (83m)

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

# 11/17 Hassall Street Parramatta

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

**TARIQ JAMEEL - 0421 250 566**

**tariqjameel@mcgrath.com.au**



**McGrath Parramatta**

Level 1, 31 Grose Street, Parramatta

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