

Unit 701, 36-46 Cowper St, Parramatta



## Contemporary living, moments from everything

Modern two-bedroom apartment with premium finishes

This light-filled, two-bedroom, two-bathroom apartment is perfectly positioned on the 7th floor of one of the suburb's coveted addresses, just minutes from Parramatta and Harris Park train stations. With Westfield Shopping Centre, local cafes and restaurants just around the corner, this home offers the ideal mix of modern comfort and urban convenience.

Enjoy an open-plan living and dining area that flows effortlessly onto a relaxing balcony. Full-height windows throughout the unit invite an abundance of natural light throughout the day, giving you a warm and inviting atmosphere.

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Price	SOLD
Property Type	Residential
Property ID	34

### Agent Details

Kandi Chang – 61450175486

### Office Details

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You will appreciate the gourmet kitchen, which features Caesarstone benchtops, stainless steel appliances, a dishwasher, double sink and sleek tiled flooring throughout the living area.

The generously sized main bedroom features a private en-suite, while the second bathroom includes a full bathtub—ideal for young families or guests. Additional comforts include ducted reverse-cycle air conditioning, internal laundry, built-in robes in both bedrooms and secure parking with keycard entry and intercom access.

Whether you're a first home buyer or a savvy investor, this well-located apartment offers exceptional value in the thriving heart of Parramatta.

Property highlights:

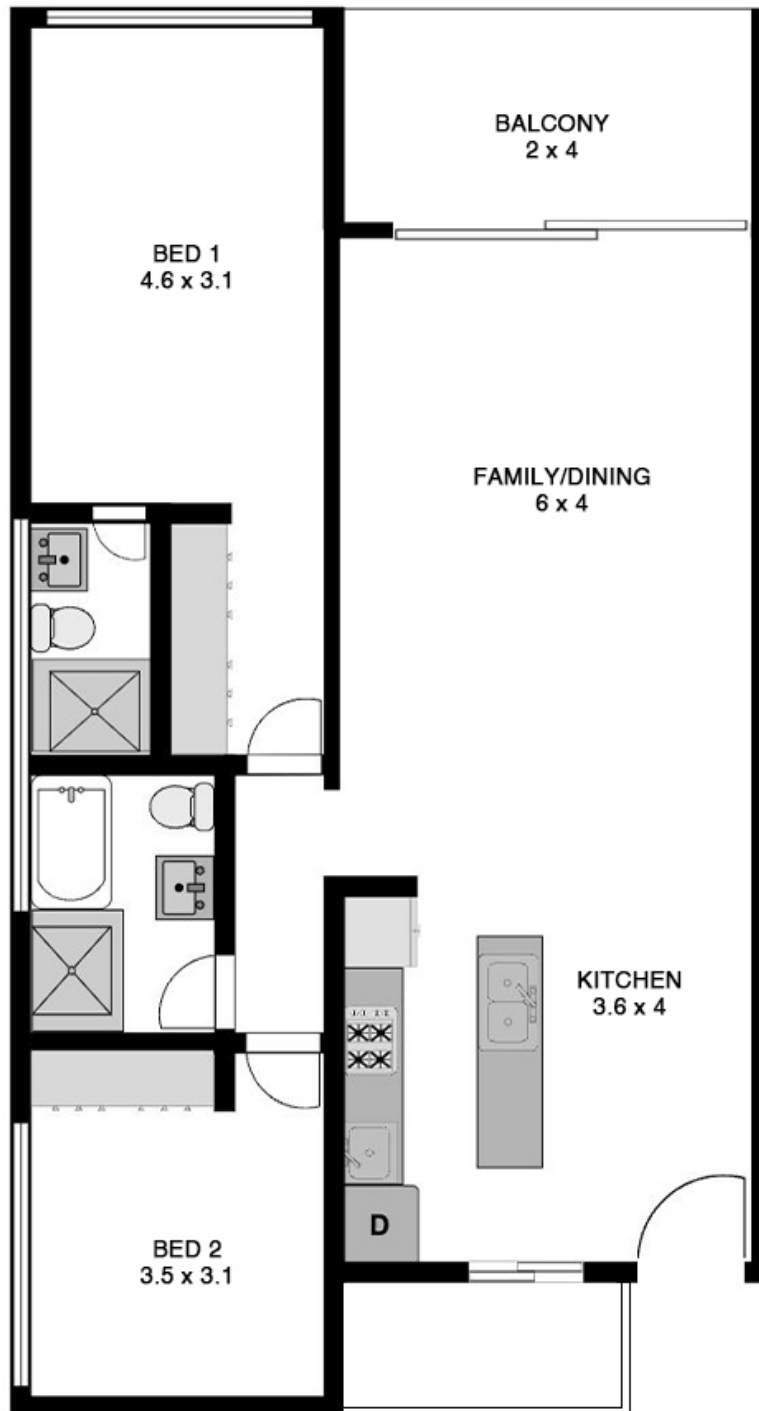
- Two spacious bedrooms with built-in robes
- Two modern bathrooms
- Gourmet kitchen with Caesarstone benchtop, stainless steel appliances and dishwasher
- Tiled open-plan living and dining area
- Private balcony with plenty of natural light
- Ducted reverse-cycle air conditioning throughout
- Secure car space with keycard access
- Intercom entry and lift access
- Walk to train stations, shops, cafes and Westfield Shopping Centre

Don't miss this rare opportunity to secure a stylish, low-maintenance home in one of Parramatta's most

connected locations.

Disclaimer – all information contained herein is provided by third party sources including but not limited to the owners, valuers and solicitors. Consequently, we cannot guarantee its accuracy. Any person using this information should rely on their own enquiries and verify all relevant details for their accuracy, effect and currency.

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Approx Internal area: 92m<sup>2</sup>



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Scale in Metres. Indicative only. Dimensions are approximate.  
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