guardian

2/193-195 North Rocks Road North Rocks NSW

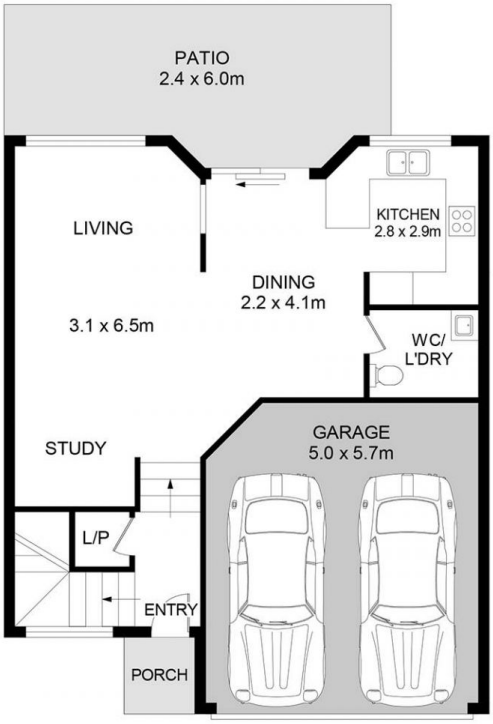
3 **2** **2**

Enjoying position in an intimate complex of thirteen, this modern townhouse presents an exceptional opportunity for first home buyers, families and investors. Boasting sun-soaked interiors, the ground floor features spacious open plan living with a study nook area to suit those who work from home. The neat kitchen is easily accessible from internal living and outdoor entertaining, and includes a gas cooktop and plenty of storage. Glass sliders open from the rear dining zone to a private deck area perfect for enjoying the afternoon breeze.

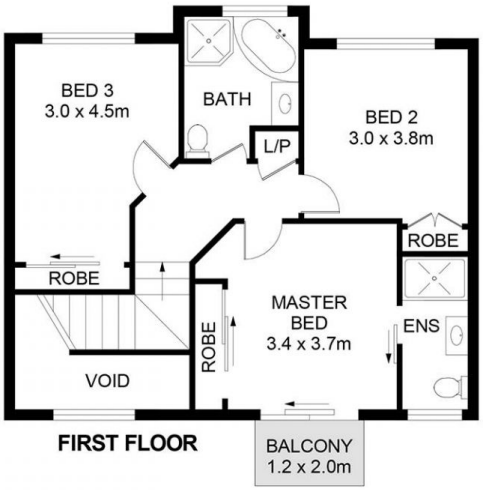
The upper-level features three large bedrooms with the master suite enjoying the luxury of an ensuite and a private balcony with incredible district views. All bedrooms include integrated storage and ceiling fans, with a contemporary bathroom featuring floor-to-ceiling tiles and a corner tub serving the home. This peaceful address is a walk to

Land Size : 199 sqm
View : https://www.guardianrealty.com.au/sale/nsw/parramatta/north-rocks/residential/townhouse/6605104

Grant McEnally
0414 968 460



GROUND FLOOR



FIRST FLOOR

SITE PLAN

2 193-195 North Rocks Road, North Rocks

DISCLAIMER:

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

guardian realty