



**75/8-18 Briens Road Northmead NSW**

2 2 1

Bright & airy with great cross-flow ventilation, this unique dual-level home has been designed with family flexibility in mind and is located within easy walking distance of local schools, shops including the brand new North Parramatta Woolworths, cafés and public transport. Living at this address offers swift access to the heart of the Parramatta CBD and the rapidly growing hospital district of Westmead.

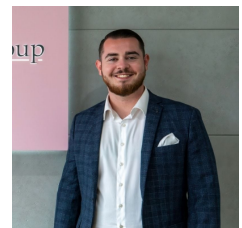
**Price** : \$ 505,000  
**Land Size** : 119 sqm  
**View** : <https://www.awardgroup.com.au/sale/nsw/parramatta/northmead/residential/apartment/7882544>

#### Property Highlights |

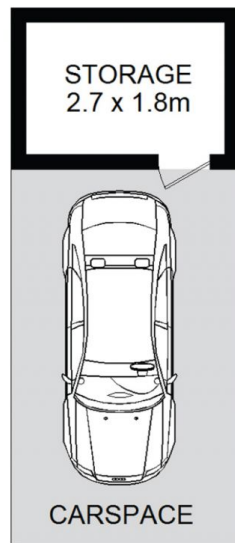
- Two generous bedrooms of accommodation on the entry level | both bedrooms enjoy balcony access, built-in wardrobes and an ensuite to the main
- Family bathroom with separate shower & bath
- The well-proportioned living room offers plenty of flexibility for different furniture placements | this is offset by a second balcony that enjoys an easterly aspect with district views



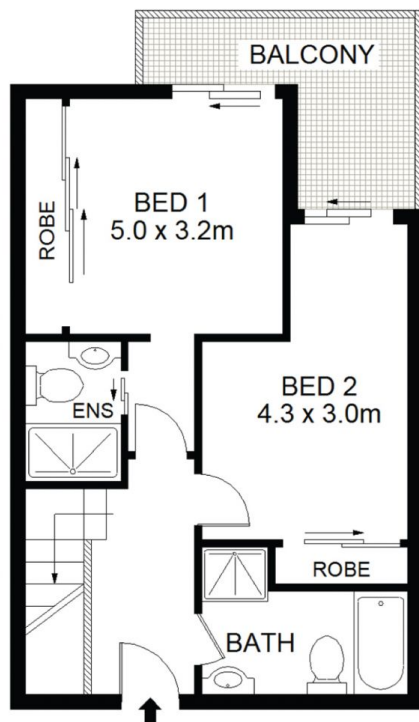
**Leighton Avery**  
(02) 9808 1199



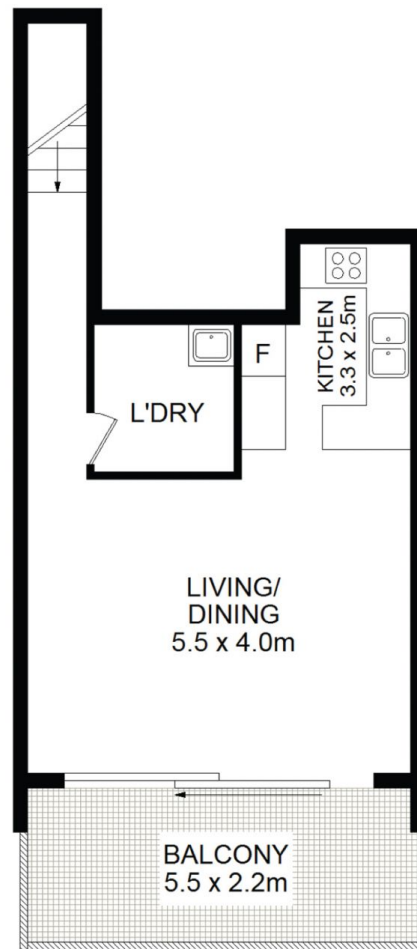
**Lochlan McDermott**  
(02) 9808 1199



**BASEMENT**



**LEVEL 2 (ENTRY LEVEL)**



**LEVEL 3**

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