

**For Sale**

**1G / 8 Farnham Street, Parnell**

**Enquiries Over  
\$895,000**

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Licensed Agent**

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## Stylish Terrace Living in the Heart of Parnell

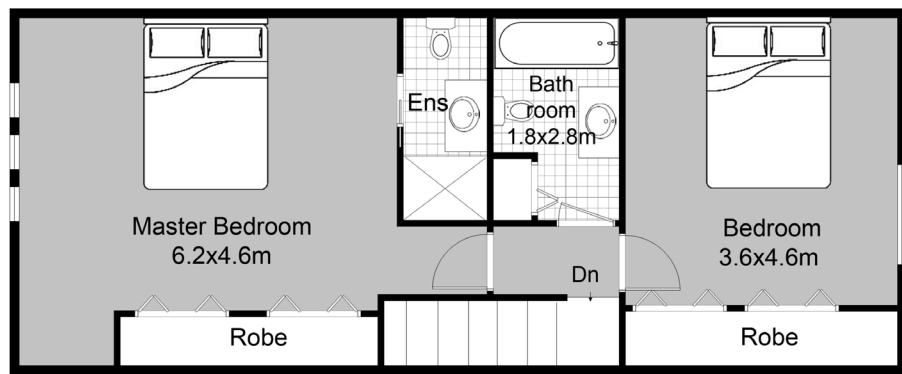
Tucked away in a peaceful pocket of Parnell, this spacious and contemporary terrace home delivers the very best of city living – complete with two secure covered carparks, excellent storage, and effortless indoor–outdoor flow.

Spread across two levels, the home offers 2 double bedrooms and 2 bathrooms, including a sun-soaked master suite with ensuite and ample space to retreat and unwind. The second bedroom and bathroom are equally generous, perfect for families, professionals, or welcoming guests.

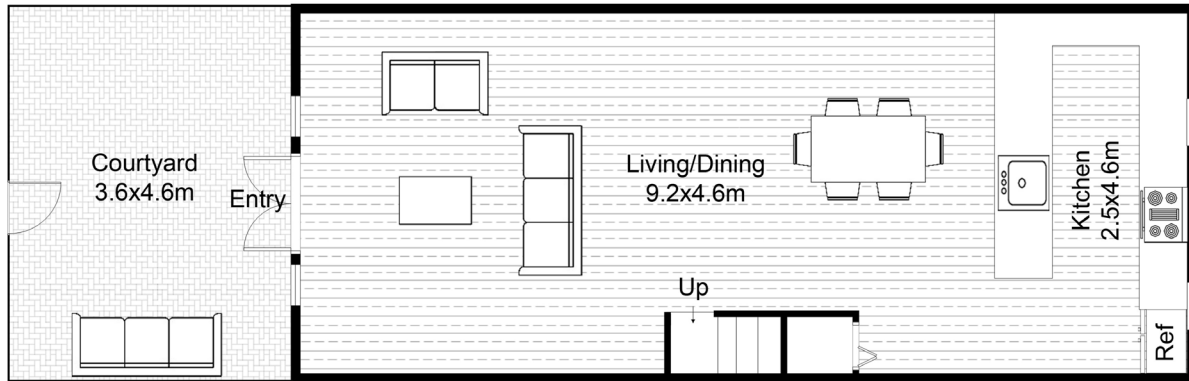
The ground floor is designed for modern living, featuring an open-plan kitchen, dining, and lounge enhanced by upgraded lighting, durable flooring, and a wonderful sense of space. With heat pumps on both levels, plus double glazing, you'll enjoy year-round comfort. Step through to your own private north-facing courtyard – ideal for entertaining, summer BBQs, or simply relaxing with your pet (owner-occupiers only).

Practicality meets lifestyle with the bonus of a secure basement storage unit, making this a fantastic lock-up-and-leave, investment, or work-from-home option.

All this in a premium location with easy access to the CBD, motorways, Newmarket, universities, and Double Grammar zones – the perfect blend of convenience, comfort, and community. Properties like this are rare in Parnell at this price point.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

<b>Floor Area:</b>	115 sqm (approx)
<b>Legal Description:</b>	Unit 1G & AU 28, AU29, AU81 DP 169791
<b>Rateable Value:</b>	\$900,000
<b>Rates:</b>	\$2,842.09 pa
<b>Body Corp Fees:</b>	3 payments of \$2,978.02 pa
<b>Chattels:</b>	Blinds, curtains, fixed floor coverings, oven, cook top, rangehood, dishwasher, light fittings, 2 heat pumps, heated towel rail, bathroom fan, smoke detectors

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