



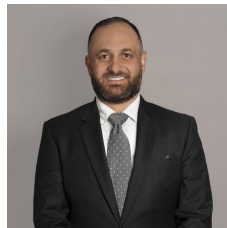
**459-463 Church Street Parramatta NSW**

3 🚗

Riverbank Real Estate is excited to present Shop 3, 459-463 Church Street, Parramatta, an outstanding commercial opportunity located just 100 meters from the Fennell Street light rail stop. Situated in the heart of Parramatta's rapidly developing CBD, this property offers superb visibility and high foot traffic, making it ideal for both retail and commercial use.

With a modern design and a flexible layout, this space provides an excellent opportunity for a wide range of businesses to thrive in a vibrant and growing area. Whether you're looking to occupy or invest, this property offers tremendous potential to capitalize on the booming Parramatta market.

**Type** : Retail  
**Price** : Price Guide \$899,000  
**Building Size** : 111 sqm  
**View** : <https://www.riverbankrealestate.com.au/8559321>



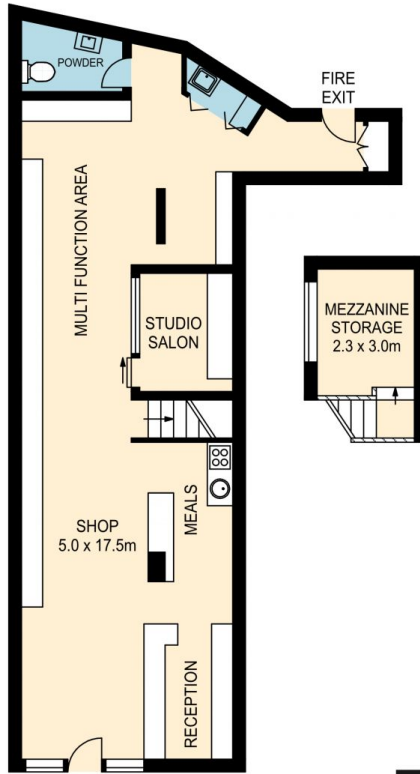
**Taleb Naanouh**  
02 9631 4433



**Hassan Derbas**  
02 9631 4433

[For full version visit the website](https://www.riverbankrealestate.com.au)

SHOP 3, 124/459-463 CHURCH STREET, PARRAMATTA



All measurements, dimensions, areas, and layouts shown in this floor plan are approximate only and are provided for illustrative and marketing purposes. They are not to scale and may differ from the actual structure. No warranty or representation is made as to the accuracy, completeness or suitability of the information. This floor plan does not form part of any contract or offer. Asset Photographers Pty Ltd and the selling agent make no guarantees and accept no liability for any reliance placed on the floor plan by any party. Interested buyers must make their own enquiries, carry out inspections, and obtain independent advice to verify the information. Use of this plan is at your own risk.