



12/201-203 William Street, Granville

## Peaceful living in a convenient location

Nestled within a secure and small complex, this top-floor, north-facing apartment offers a rare blend of modern comfort and low-maintenance living. With only two units per floor, you'll enjoy a sense of privacy and tranquillity that is hard to find.

Step inside to an open-plan living and dining area, complete with a split system air conditioner for year-round comfort. The modern kitchen is a home chef's dream, featuring stone benchtops and gas cooking.

This apartment boasts two generously sized bedrooms, both with built-in robes, and an ensuite to the master bedroom. Enjoy your morning coffee on the north-facing balcony, overlooking the quiet and green surroundings.

With low strata and water rates, this is an ideal opportunity for first-time buyers or investors seeking a strong return.

### Property Features

- Only 10-minute walk to Merrylands Station, less than 1km to Stockland Merrylands and Granville TAFE, and a short drive to

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**FOR SALE**  
\$580,000

### AGENTS

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### AGENCY

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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



Parramatta CBD.

- Two units per floor in a small, secure complex of just 20 units. The unit only shares one common wall with a neighbour.
- Contemporary kitchen with stone benchtops and gas cooking, plus a split system air conditioner in the living area.
- Two bedrooms with built-in robes and an ensuite in the master.
- A dedicated car space and storage cage in a secure complex.
- Affordable: Low strata and water rates.
- Potential weekly rental \$650 - \$700

Outgoings (Per Quarter):

Strata: \$780.12

Council: \$394.56

Water: \$179.94

## MORE DETAILS

Property ID                    2GB1F9E  
Property Type                Apartment

**Soon Tee 0420 966 377**

Area Specialist | [Soon.Tee@ljhooker.com.au](mailto:Soon.Tee@ljhooker.com.au)

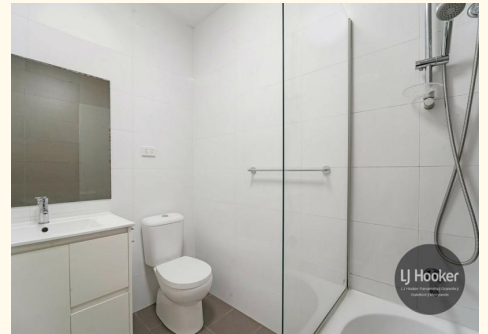
**Ronica Leung 0451 373 888**

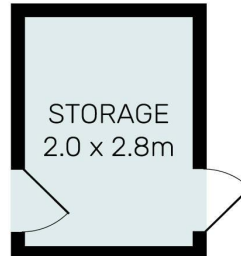
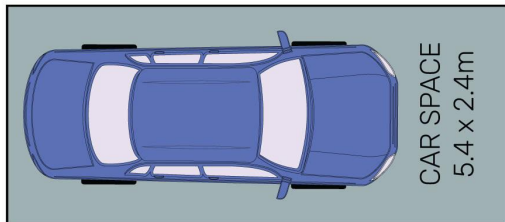
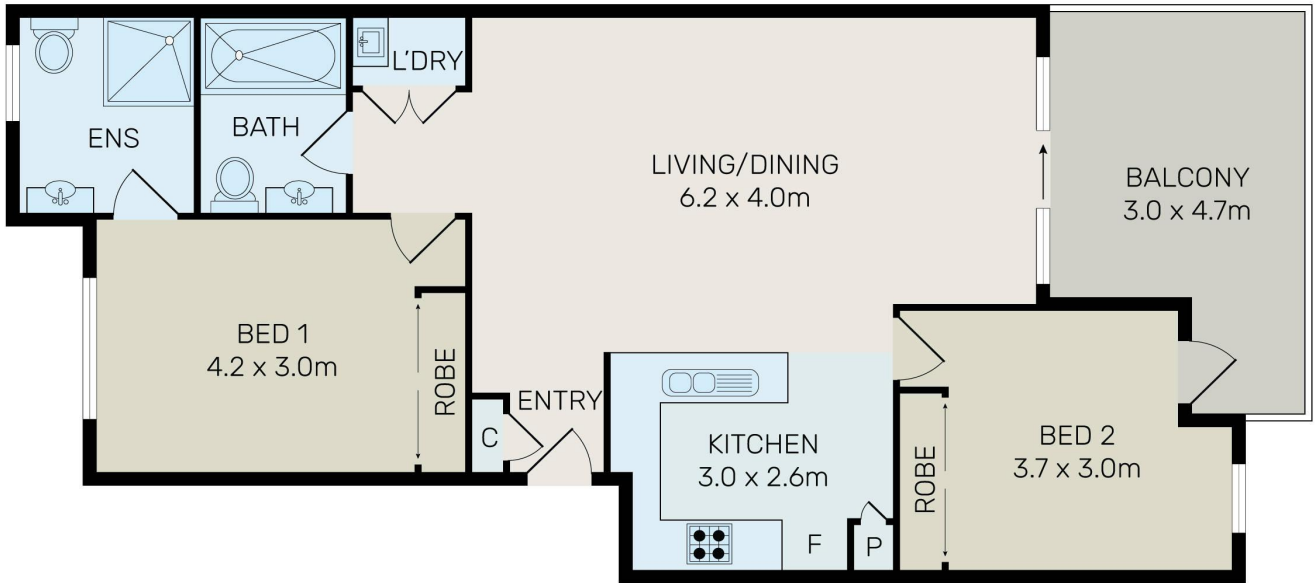
Sales Associate to Soon Tee | [ronica.leung@ljhooker.com.au](mailto:ronica.leung@ljhooker.com.au)

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