



44/10 Bridge Street, Granville

Convenient Studio Apartment in the Heart of Granville

Positioned in an ultra-convenient location directly opposite Granville Station, this well-presented studio apartment offers an affordable entry into the market or an excellent investment opportunity with strong rental potential. Set within a secure double brick complex, the apartment is ideal for first home buyers, investors or those seeking low maintenance living close to all amenities.

Located on Level 4 with lift access, the apartment features a practical open layout with tiled flooring throughout, a modern gas kitchen with stainless steel appliances and a tiled bathroom with internal laundry facilities.

- Studio apartment with functional open plan design
- Tiled throughout for easy maintenance
- Modern gas kitchen with stainless steel appliances
- Tiled bathroom with internal laundry facility
- Additional shared common laundry
- Linen closet for extra storage
- North East facing aspect
- Double brick construction
- Security intercom access
- Lift access to Level 4

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.

1 1 0

FOR SALE
\$275,000

AGENTS

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AGENCY

LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555



- Rooftop clothesline drying area
- Street parking available

Outgoings:

- Strata: \$709.50 per quarter
- Council: \$121.90 per quarter
- Water: \$208.77 per quarter

Additional Information:

- Registered age: 1992
- Total area: 23sqm
- Excellent rental potential \$370 per week

Unbeatable Location:

- Approx. 120m to Granville Train Station
- Approx. 150m to Granville shopping precinct and cafes
- Approx. 200m to bus interchange
- Approx. 450m to Granville Library
- Approx. 900m to Granville Swimming Centre
- Approx. 1km to Granville TAFE

MORE DETAILS

Property ID	2H74F9E
Property Type	Apartment
House Size	23 m2
Including	Toilets (1)
	Intercom
	Close to Schools
	Close to Shops
	Close to Transport
	Security Access

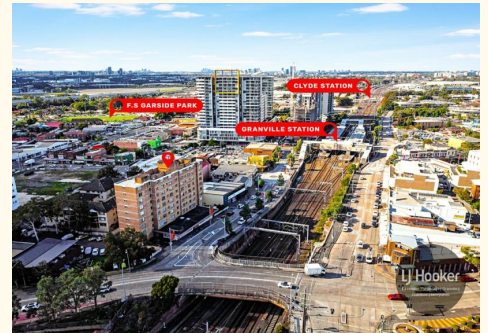
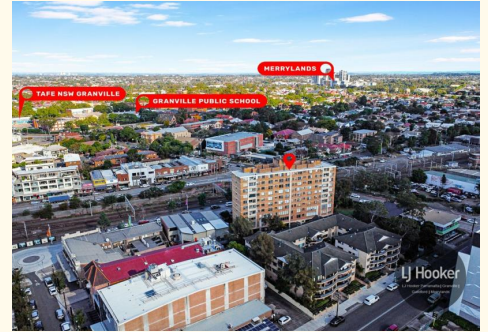
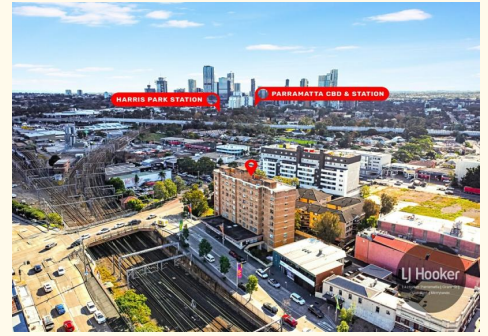
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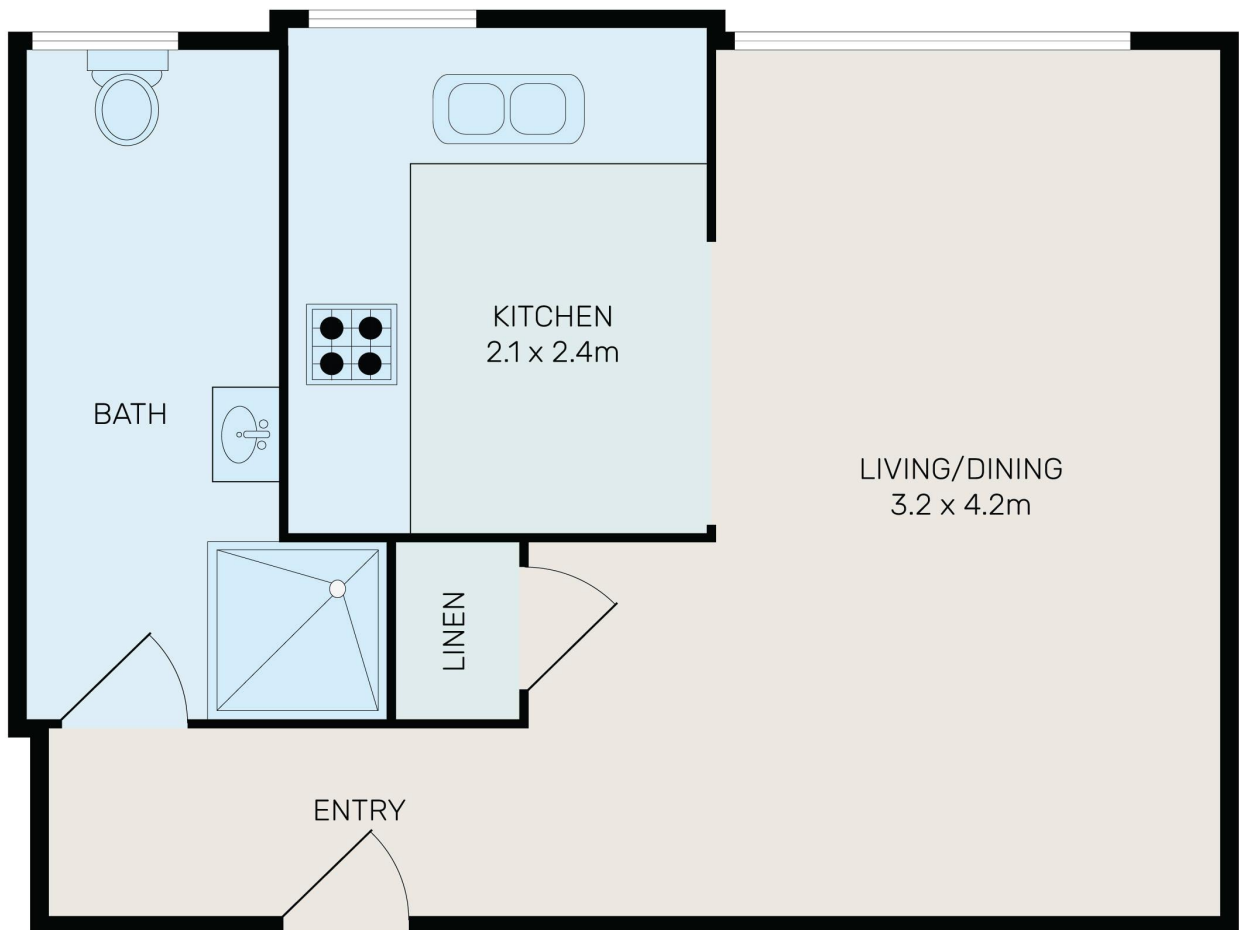
Area Specialist | Joseph.Nasr@ljhooker.com.au

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 **LJ Hooker**