



C309/39 East Street, Granville

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## Stylish, Convenient & Modern Living in the Heart of Granville

Positioned on Level 3 of a contemporary security complex, this beautifully presented apartment offers the perfect combination of modern design, comfort, and unbeatable convenience. Whether you're a first home buyer, downsizer, or savvy investor, this is an opportunity not to be missed.

Step inside to discover a light-filled open plan layout, complemented by quality finishes and seamless indoor-outdoor living.

### Property Features:

- 2 spacious bedrooms with built-in wardrobes
- Stylish main bathroom with floor-to-ceiling tiles & large shower
- Additional second toilet for extra convenience
- Ultra-modern stone gas kitchen with dishwasher & ample pantry space
- Sun-drenched open plan living flowing onto a private balcony
- Floorboards in living areas & carpeted bedrooms
- Ducted air conditioning (2-zone system)
- Internal laundry with dryer included
- Secure registered car space (same level)
- Lockable storage cage within the building

**FOR SALE**  
\$660,000

**VIEW**  
By Appointment

**AGENTS**  
Joseph Nasr  
0405 824 646  
Joseph.Nasr@ljhooker.com.au

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

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Lift access & secure complex

#### Unbeatable Location:

Enjoy ultimate convenience with Woolworths Metro, cafes, and shops in the building complex . Only a 1-minute walk to Granville Train Station, and moments to bus depots, Granville TAFE, schools, parks, public pool, and library. Easy access to Parramatta CBD and the M4 Motorway connecting you east and west.

#### Outgoings:

- Council: \$212.90 p/q
- Water: \$208.77 p/q
- Strata: \$1,039.78 p/q
- Built in 2021
- Total Area: 100sqm

### MORE DETAILS

Property ID	2GYHF9E
Property Type	Apartment
Land Area	100 m2
Including	Toilets (1)

#### Joseph Nasr 0405 824 646

Area Specialist | [Joseph.Nasr@ljhooker.com.au](mailto:Joseph.Nasr@ljhooker.com.au)

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

42 South Street, GRANVILLE NSW 2142  
[granville.ljhooker.com.au](http://granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto:granville@ljhooker.com.au)





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All dimensions are approximate. Actual dimensions may vary.