

10 Dixmude Street, Granville

## SOLD AT AUCTION BY JOSEPH NASR 0405 824 646

Set on 295.5sqm, this residence boasts an open-plan layout, generous bedrooms, and seamless indoor-outdoor flow - ideal for entertaining or relaxing with the family. With a host of modern comforts and a location surrounded by amenities, it's an opportunity not to be missed.

### Property Highlights

- Modern duplex, completed and registered in 2020
- Ducted 2-zone air-conditioning and security alarm system
- Remote lock-up garage with internal access plus additional car space
- Tiled living areas and timber flooring upstairs
- Fully fenced yard with covered alfresco entertaining area
- Rental potential of \$900-\$950 per week

### Downstairs

- Light-filled open-plan living and dining flowing to the backyard
- Designer stone gas kitchen with island bar, dishwasher and butler's pantry
- Bathroom with shower and toilet

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.

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**FOR SALE**  
\$1,200,000

### AGENTS

Joseph Nasr  
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### AGENCY

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

 **LJ Hooker**

- Spacious internal laundry with ample storage

#### Upstairs

- Timber flooring throughout
- Four generous bedrooms, all with built-in wardrobes
- Master bedroom with ensuite
- Dedicated study/office space
- Main bathroom with combined shower and bath

#### Location Benefits

- Walk to Dellwood Shopping Village, local parks, schools and bus stops
- Easy access to Granville, Merrylands, Parramatta CBD and major arterial roads

A modern haven designed for comfort, style and convenience - perfect for families or investors seeking a quality home in a prime Granville location.

### MORE DETAILS

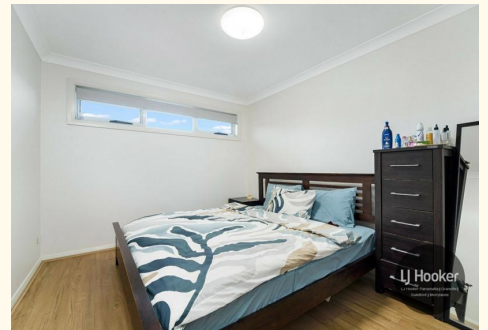
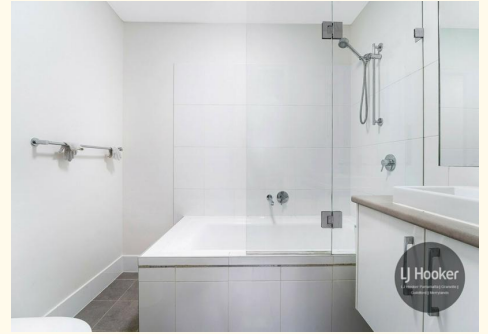
Property ID	2GCCF9E
Property Type	DuplexSemi-detached
Land Area	295.5 m2
Including	Ensuite Study Air Conditioning Alarm Built-in-Robes Close to Schools Close to Shops Close to Transport

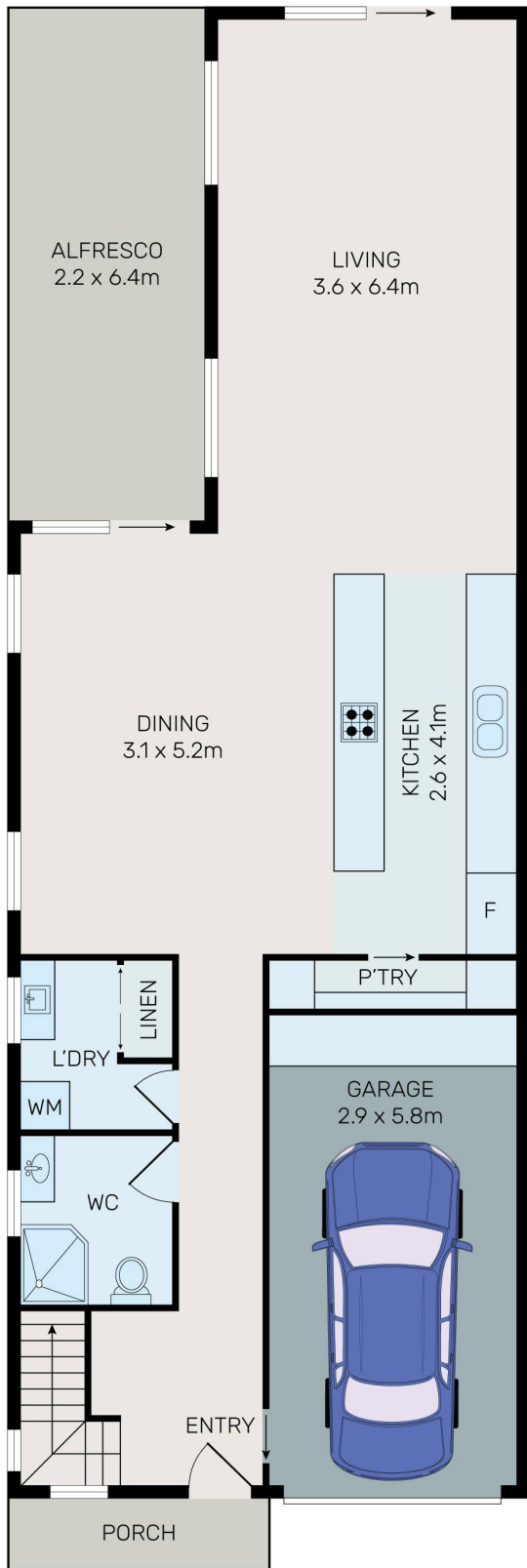
**Joseph Nasr 0405 824 646**

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

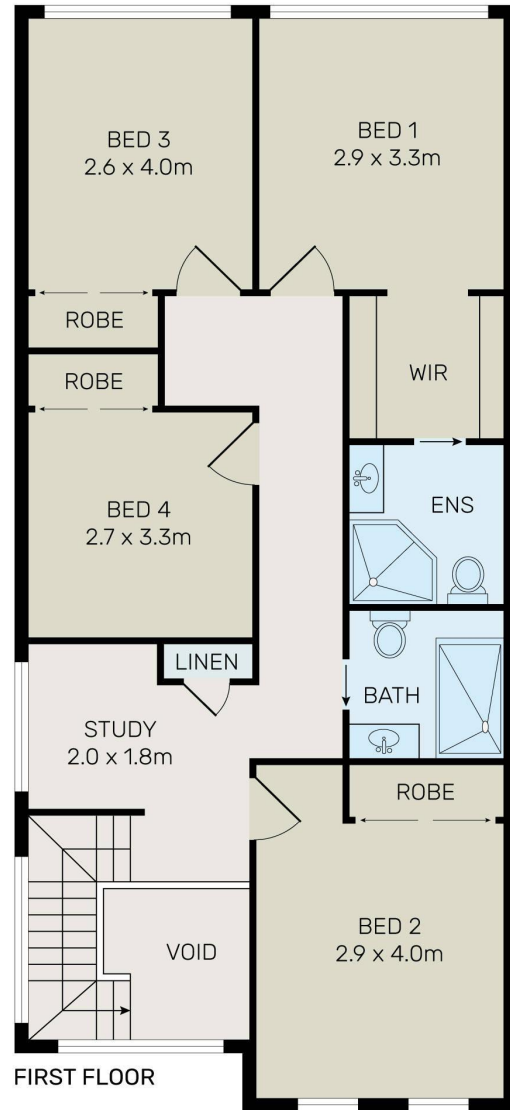
**LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555**

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GROUND FLOOR



FIRST FLOOR



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