

40a Byrnes Street, Granville

Sold by Paulette Ghaleb 0408 888 810

Built to last and designed with family comfort in mind, this full brick duplex home stands out with its solid construction, north facing aspect, generous proportions, and a host of premium inclusions that make everyday living a breeze.

Located in a quiet street, this spacious residence is ideal for growing families or investors seeking quality, space, and convenience - all within easy reach of schools, parks, transport and shops.

Key Features:

- Full brick construction with north facing aspect
- Four large bedrooms all with built-in wardrobes; master features a walk-in robe, access to balcony and private ensuite
- Multiple living zones including a separate lounge, dining area and upstairs sitting room/study space
- Modern gas kitchen with plenty of cupboard & storage space
- Three bathrooms —one on the ground floor for added convenience
- Four toilets in total
- Internal access to a fully lined garage
- Ducted air conditioning, solar energy panels & alarm system

4 3 2

FOR SALE
\$1,253,000

AGENTS

Paulette Ghaleb
0408 888 810
pghaleb.merrylands@ljhooker.com.au

AGENCY

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

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.

LJ Hooker

- " Window shutters on most windows
- " Spacious courtyard with covered entertaining area —perfect for weekend BBQs and family gatherings
- Additional outbuilding with toilet - ideal as a laundry or flexible retreat/office space
- 400 metres approx. to Granville East Primary School
- Only 190 metres approx. to Horlyck Reserve
- Bus transport, Woolworths grocery store & places of Worship all nearby
- Land area - 305.6 sqm approx.

With its thoughtful layout, solid build, and modern comforts, this home is tailor-made for families seeking space in a central location.

MORE DETAILS

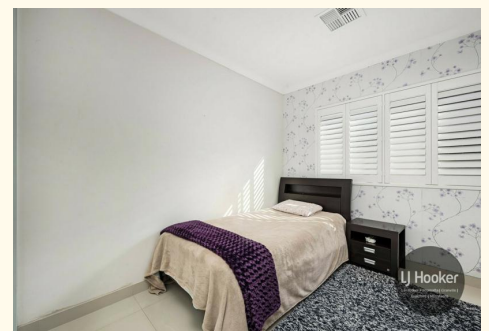
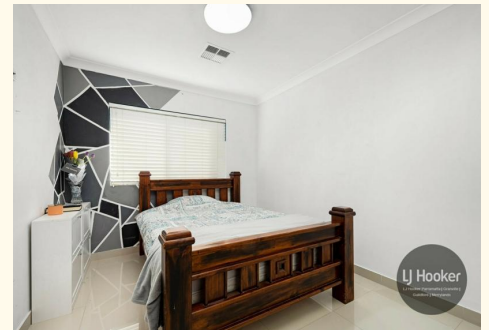
Property ID	2G17F9E
Property Type	DuplexSemi-detached
Land Area	305.6 m2
Including	Ensuite Study Air Conditioning Toilets (4) Alarm Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

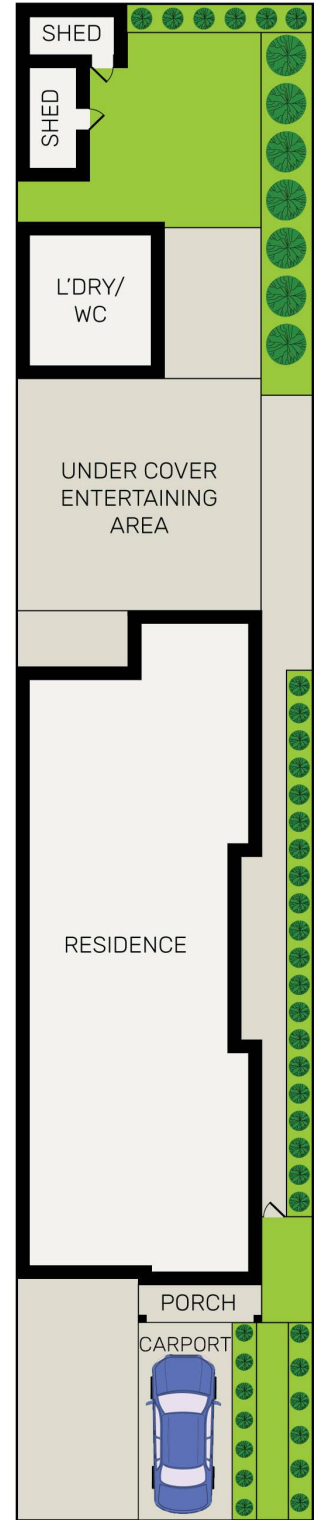
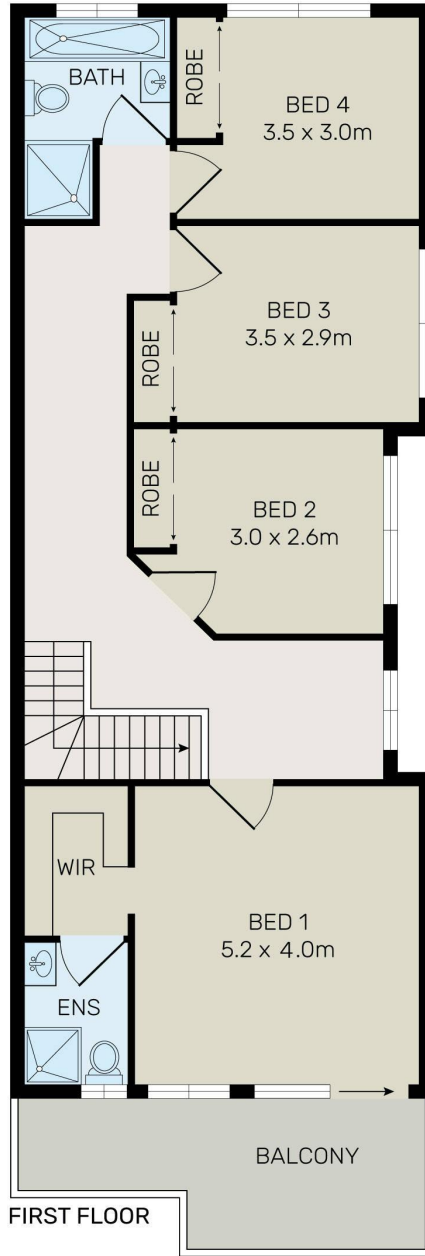
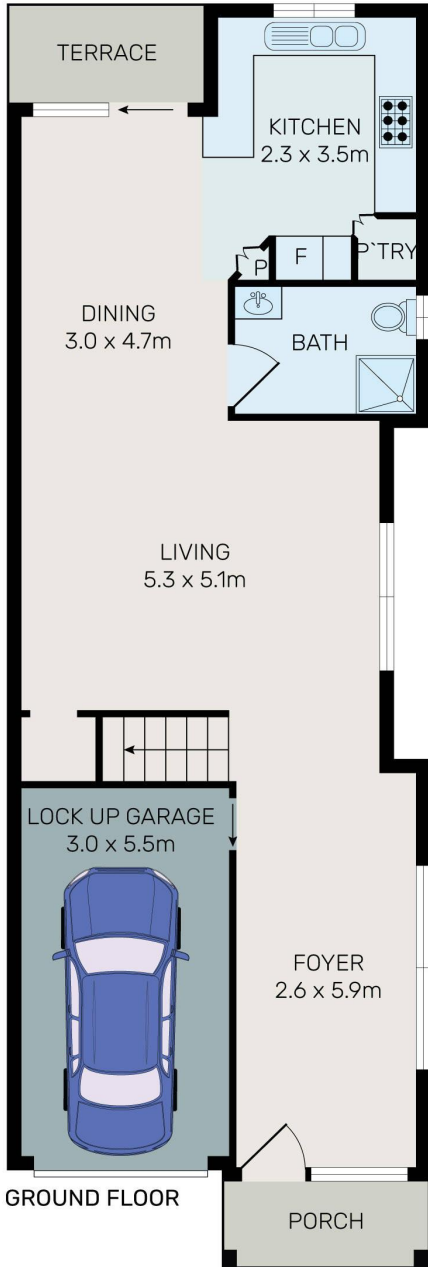
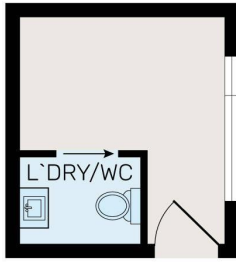
Paulette Ghaleb 0408 888 810

Area Specialist | pghaleb.merrylands@ljhooker.com.au

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

42 South Street, GRANVILLE NSW 2142
granville.ljhooker.com.au | granville@ljhooker.com.au





All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



40A Byrnes Street, South Granville

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.

