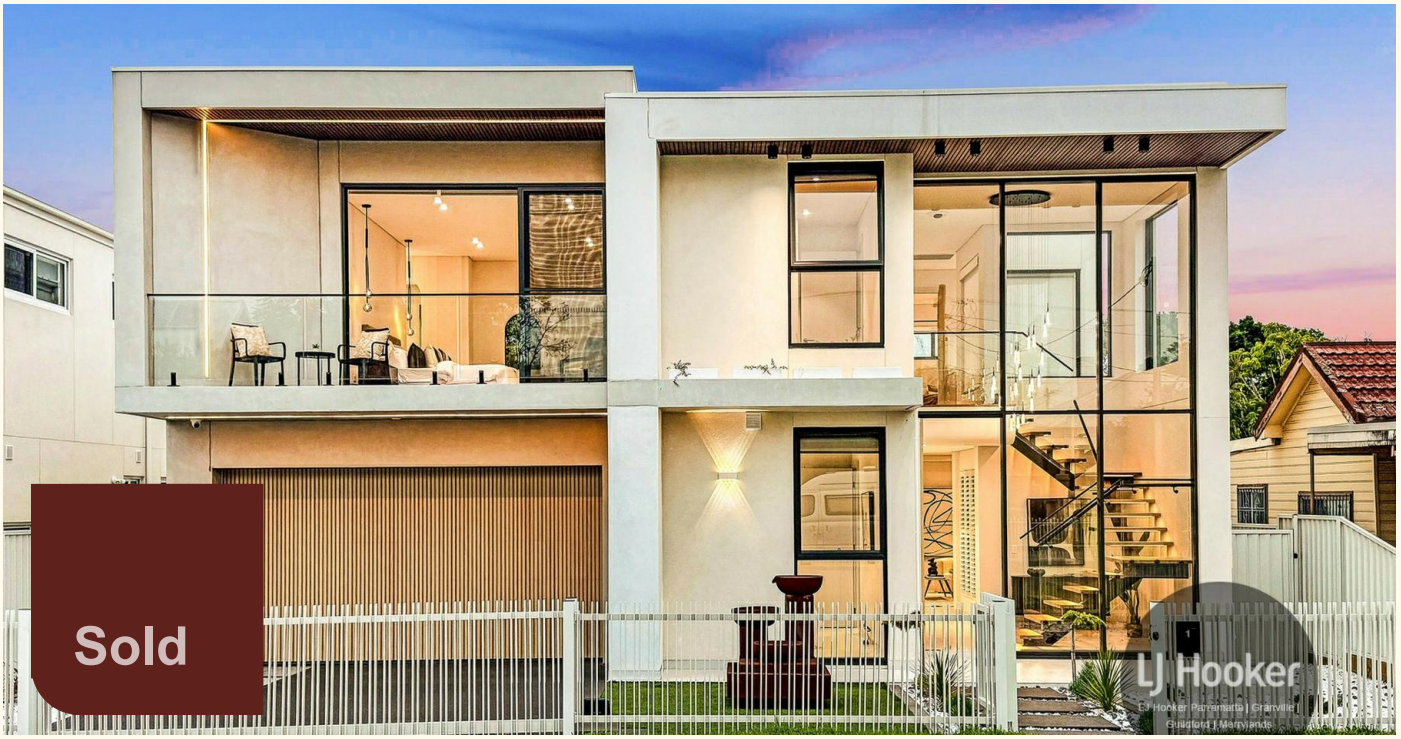








1 Smith Street, Granville

Brand New Luxury Masterpiece in Prime Granville Location .

A statement of sophistication and contemporary design, this brand new ultra-modern residence showcases premium craftsmanship, custom finishes and expansive family living in one of Granville's most convenient locations.

Designed for growing families, multi-generational living or those who love to entertain, this exceptional home offers space, flexibility and high-end inclusions at every turn.

Key Features:

- 5 generous bedrooms, including 3 master suites with walk-in wardrobes and ensuites
- 4 designer bathrooms with premium fittings and floor-to-ceiling tiling
- Remote double lock-up garage with internal access + 2 additional car spaces
- EV charger connection installed
- Custom built cabinetry throughout
- Sensor-activated lighting to the striking designer staircase
- Smart multi-zoned ducted air conditioning with individual room control

5 4 4

FOR SALE
$1,900,000

AGENTS
Joseph Nasr
0405 824 646
Joseph.Nasr@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.

- Two living areas, two full kitchens plus an upstairs kitchenette

Grand Entry Level
Be welcomed by a sun-filled entrance foyer with waiting area, setting the tone for the luxury that follows.
- Plantation shutters throughout
- Guest bedroom with private ensuite
- Stylish powder room
- Expansive open-plan living and dining area with custom cabinetry and built-in fireplace
- Designer kitchen featuring integrated fridge & freezer, built-in microwave, 900mm gas cooktop, stone benchtops and splash back
- Butler's pantry with dishwasher
- Internal laundry with custom cabinetry, stone benchtops and ample storage
- Covered alfresco entertaining area with second kitchen and gas cooktop, perfect for entertaining all year round.

Upstairs Retreat
- Second living/lounge area
- Convenient kitchenette
- Designer main bathroom with freestanding bathtub and luxury finishes
- Four spacious bedrooms with custom built-in wardrobes
- Two master bedrooms with walk-in wardrobes and private ensuites

Positioned within a short walk to:
- Granville Train Station & bus depots
- Local schools
- Parks and recreational facilities
- Granville TAFE
" Public swimming pools and library
" Shops, cafés and everyday amenities

Plus only a short drive to Parramatta CBD and easy access to the M4 Motorway.

This brand-new luxury residence delivers space, flexibility and premium finishes in a blue-chip, ultra-convenient location.

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MORE DETAILS

Property ID	2GT0F9E
Property Type	House
Land Area	326.1 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (5)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Disabled Access
	Kitchenette







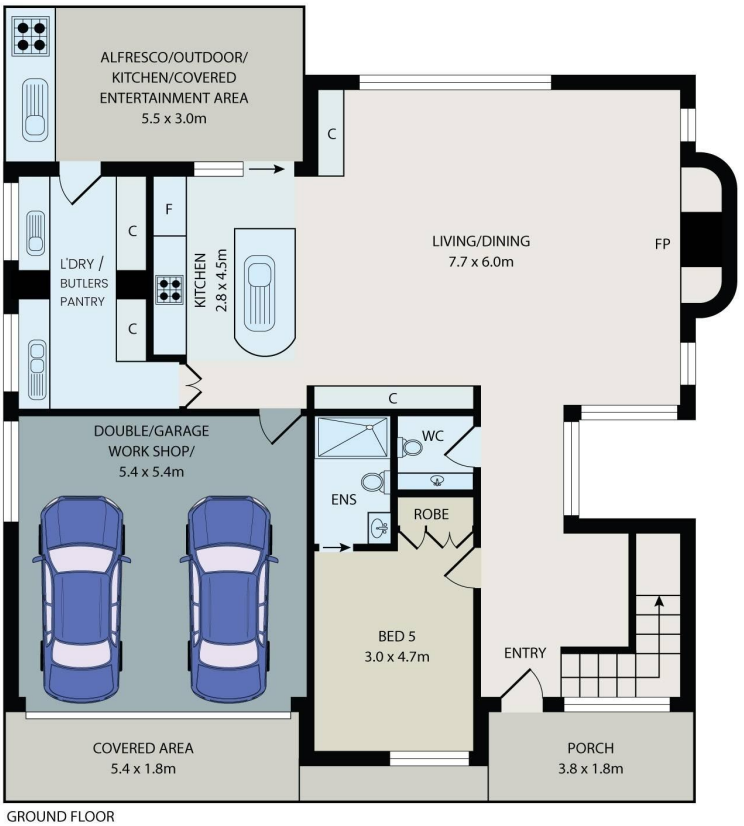
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FIRST FLOOR



GROUND FLOOR

0 1 2 3 4 5

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N

1 SMITH ST GRANVILLE

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LJ Hooker