



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

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**FOR SALE**  
\$1,930,000-\$1,950,000

**VIEW**  
Sat 2nd May @ 10:30AM - 11:00AM

**AGENTS**  
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**AGENCY**  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- 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.

## MORE DETAILS

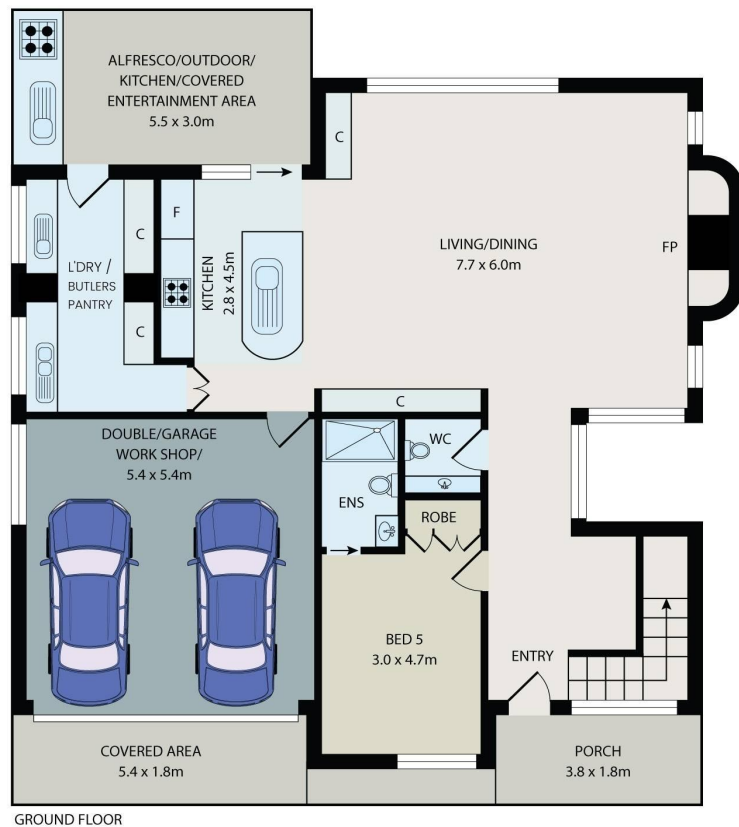
Property ID 2GT0F9E  
Property Type House  
Land Area 326.1 m2  
Including Ensuite  
Study  
Air Conditioning  
Toilets (5)  
Built-in-Robes  
Close to Schools  
Close to Shops  
Close to Transport  
Disabled Access  
Kitchenette

**Joseph Nasr 0405 824 646**  
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