

147 The Trongate, Granville

## IDEAL FIRST HOME WITH OASIS BACKYARD

This well-presented weatherboard home is a fantastic opportunity for first home buyers or investors seeking comfort, space, and easy living in a convenient Granville location. Featuring timber flooring throughout, modern interiors, and a private oasis-style backyard, this home is ready to enjoy.

### Features

- 2 spacious bedrooms with ceiling fans.
- Modern fully tiled bathroom.
- Gas kitchen with island bench and ample of cupboard space
- Comfortable living area with gas heater, air-conditioning, and ceiling fan.
- Internal laundry with additional toilet for convenience.
- Large separate garage with built-ins, side access to rear for up to 3 car space.
- Loft storage area / attic providing extra storage.
- Private oasis backyard complete with outdoor BBQ and entertaining area.

### Location highlights

2 1 4

### AUCTION

Sat 21st Feb @ 12:30PM

### VIEW

Sat 21st Feb @ 12:00PM - 12:30PM

### AGENTS

Soon Tee  
0420 966 377  
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Ronica Leung  
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### 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.



- " Short walk (5—10 minutes) to Granville Train Station, 4 minute train ride from Granville to Parramatta
- " 5 min walk to Granville Woolworths
- " Around 5—6 minutes' drive to Westfield Parramatta for major retail, dining, and entertainment.
- Many local parks, schools, and community facilities

## MORE DETAILS

Property ID 2GPVF9E  
Property Type House

**Soon Tee 0420 966 377**

Area Specialist | [Soon.Tee@ljhooker.com.au](mailto:Soon.Tee@ljhooker.com.au)

**Ronica Leung 0451 373 888**

Sales Associate to Soon Tee | [ronica.leung@ljhooker.com.au](mailto:ronica.leung@ljhooker.com.au)

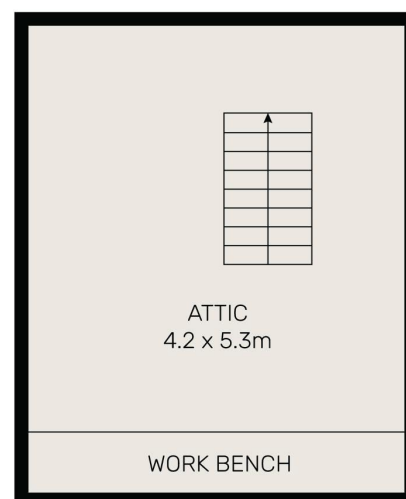
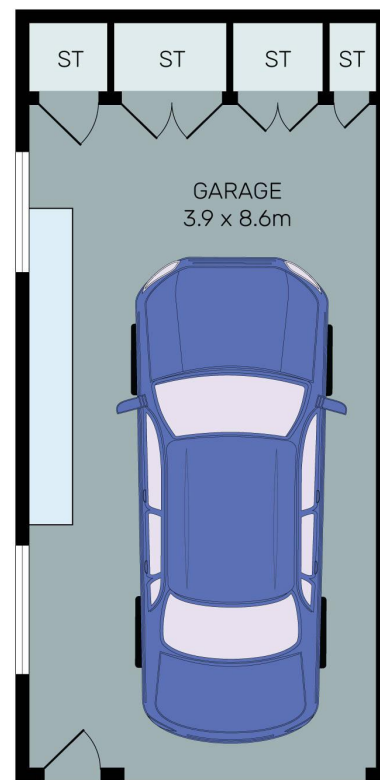
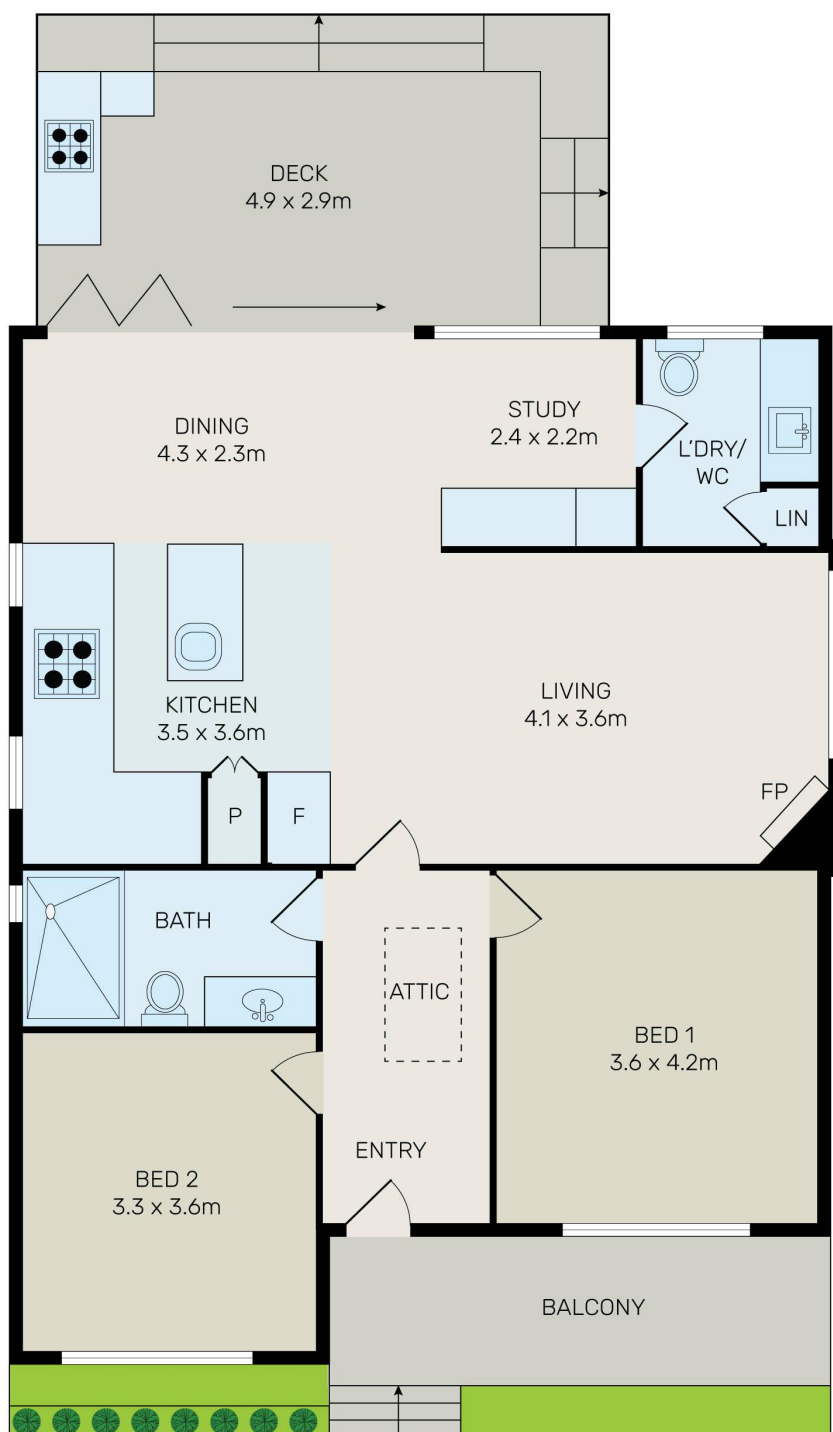
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