



24 Milton Street, Granville

Prime Location —Walk to Station & Shops

Positioned in a highly convenient pocket of Granville, this affordable property enjoys a quiet cul-de-sac location while being just moments from Granville Station, local amenities and Parramatta CBD. Its practical layout, featuring multiple living areas, presents an excellent opportunity for first-home buyers, astute investors and those seeking easy access to public transport, schools and shopping.

MAIN FEATURES

- Situated in an R4 Medium Density Residential zone, offering potential for future development (STCA). Live in, lease out or land bank for future redevelopment.
- 4 bedrooms, including one with air conditioning, plus an enclosed sunroom ideal for relaxation or additional storage.
- Practical kitchen and dining area with a functional layout.
- Tiled bathroom and laundry, plus a separate external toilet.
- Consist of timber float board flooring
- 6kW Growatt solar panel system and a heat pump hot water system to help reduce electricity costs.
- Pink Batts glasswool roof insulation, providing thermal insulation and improved acoustic comfort.
- " Generous storage room of approximately 37m², plus an additional

4 1 1

AUCTION

Sat 21st Nov @ 12:30PM

VIEW

Sat 31st Oct @ 11:15AM - 11:45AM

AGENTS

Soon Tee
0420 966 377
Soon.Tee@ljhooker.com.au

Ronica Leung
0451 373 888
ronica.leung@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.



shed 8m2 - ideal for home business owners needing extra space to store goods, tools or equipment.

- Driveway parking for 1 car space

LOCATION HIGHLIGHTS:

- 12 mins walk to Granville Station & Granville Tafe
- 6 mins walk to Granville public School, Holy Trinity Primary School & Delany College
- 4 mins drive to Granville Swimming Pool & The Granville Centre
- 7 mins drive to Granville Park
- 5 mins drive to Harris Park Station
- 7 mins drive to Parramatta CBD and easy access to M4 Motorway and Woodville Road

Disclaimer: LJ Hooker Granville (including its principal and employees) has taken care to ensure the information in this advertisement is accurate and obtained from reliable sources but gives no warranty and accepts no liability for any errors, omissions or misstatements. All images, plans and measurements are indicative only and not to scale. Some photographs may include virtual styling or digitally enhanced images and are for illustrative purposes only. Any prices, figures or rental returns are provided as a guide only and do not constitute representations or guarantees. Interested parties.

MORE DETAILS

Property ID	2HMF9E
Property Type	House
Land Area	325 m2

Soon Tee 0420 966 377

Area Specialist | Soon.Tee@ljhooker.com.au

Ronica Leung 0451 373 888

Sales Associate to Soon Tee | ronica.leung@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.



24 Milton Street, 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.

