







24 Milton Street, Granville

AUCTION THIS SATURDAY

Brand-New Freestanding Home with Generous Family Space
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 High 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.

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AUCTION
Sat 21st Nov @ 12:30PM

VIEW
Thu 19th Nov @ 4:45PM - 5:15PM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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" Generous storage room of approximately 37m², plus an additional 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

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MORE DETAILS

Property ID	2HMWF9E
Property Type	House
Land Area	325 m2

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