



26 Bennett Road, Granville

Family Home with Approved Granny Flat - Potential Duplex Site with 15.24m Frontage

LJ Hooker Granville is proud to offer to the market this well-maintained 3 bedroom home with approved 1 bedroom granny flat. Set on a 613sqm block with a 15.24m frontage in a quiet street with parkland surroundings. Perfect for a large family or a great investment with a dual income. Potential duplex site (subject to council approval).

Main House:

- 3 Bedrooms, all including built-in robes
- 2 Bathrooms main with bathtub
- Gas kitchen with laundry facilities tucked inside a cupboard
- Ducted air conditioning throughout
- Pergola deck with BBQ area overlooking a chlorine pool
- 3 off-street car spaces with one undercover spot
- Duplex site potential (STCA)

Granny Flat:

- 1 bedroom, 1 bathroom with combined laundry
- Lounge and combined kitchen area
- Council approved and currently rented at \$340 per week

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FOR SALE
\$1,440,000

AGENTS

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

Ronica Leung
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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.

 **LJ Hooker**

Location Highlights:

- Minutes to Granville and Merrylands Stations
- Close to local shops, cafes, and supermarkets
- Nearby schools and childcare centres
- Easy access to Parramatta CBD, M4 motorway, and Woodville Road
- Walking distance to parks and community facilities

DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should do their due diligence.

MORE DETAILS

Property ID 21F2F9E
Property Type House
Land Area 613 m2

Soon Tee 0420 966 377

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

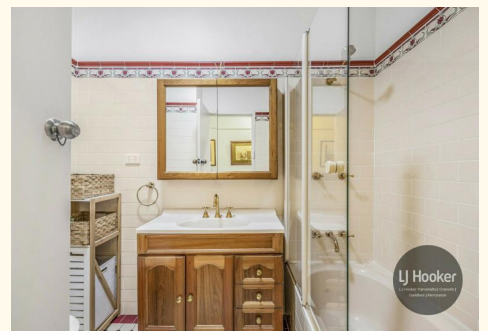
Ronica Leung 0451 373 888

Sales Associate to Soon Tee | ronica.leung@ljhooker.com.au

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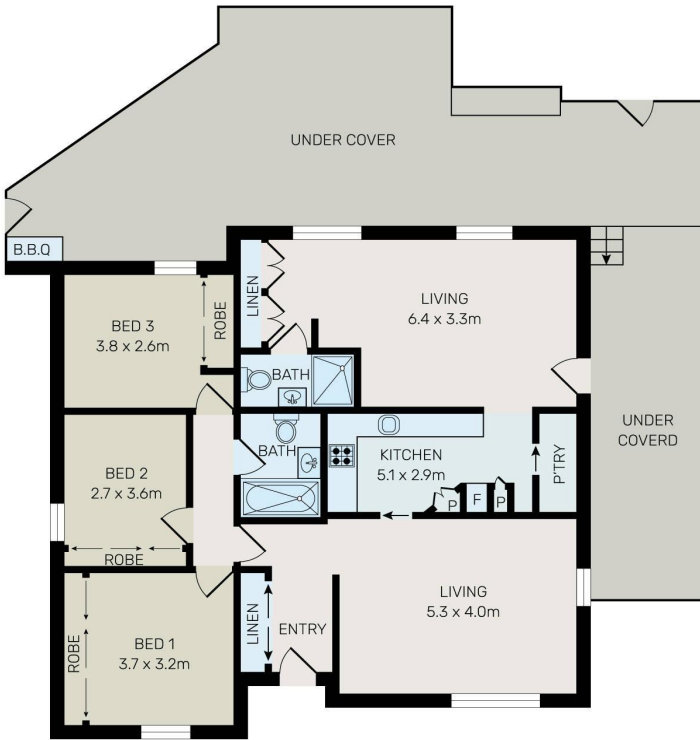
42 South Street, GRANVILLE NSW 2142

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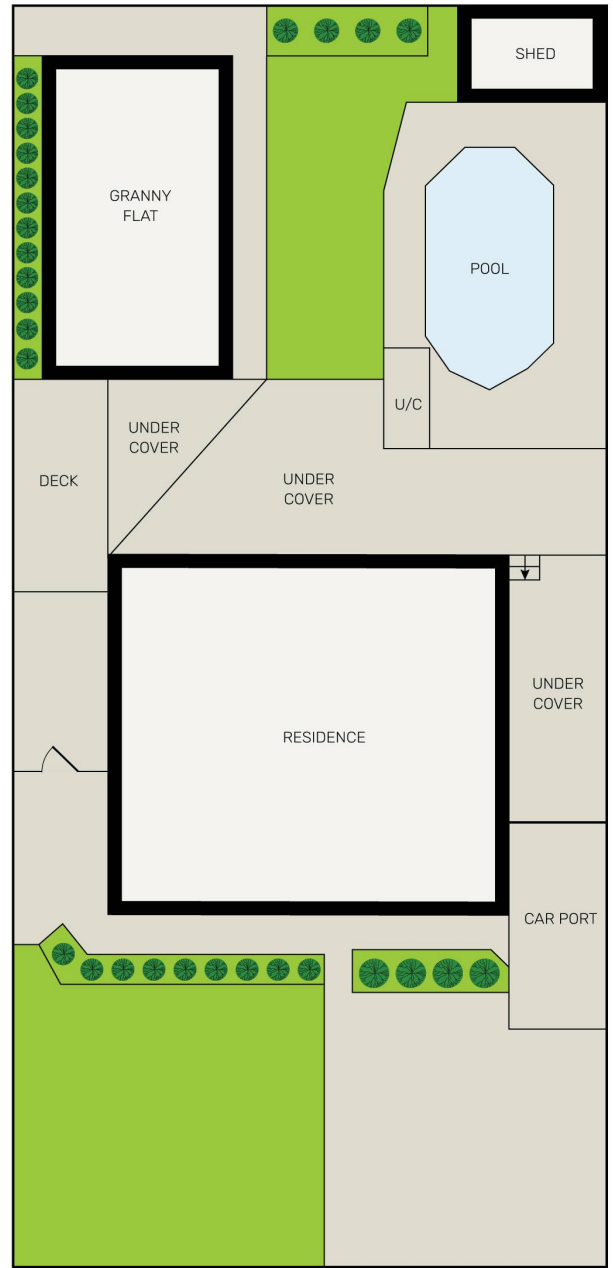




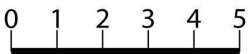
GRANNY FLAT



GROUND FLOOR



SITE PLAN



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