



408 Blaxcell Street, Granville

## Spacious Family Home with Duplex Potential on 582sqm

Set on a generous 582sqm block, this well-presented home offers space, character, and exciting duplex potential (STCA) in a convenient Granville location. Featuring multiple living areas and charming original details, it is ideal for families, investors, or those looking to capitalise on future redevelopment opportunities.

Features include:

- 4 bedrooms, 3 with built-in robes
- 2 separate living areas, offering flexibility for family living & entertaining
- Original fireplace, adding warmth and character to the home
- Gas kitchen with ample storage and adjoining dining area
- Fully tiled bathroom plus additional toilet
- Covered outdoor area, perfect for entertaining
- Side driveway to undercover car space and separate garage.

Enjoy close proximity to public transport, local shops, schools, and parklands, providing everyday convenience.

Don't miss out on this great opportunity, contact the team for more details!

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### AUCTION

Thu 26th Feb @ 6:30PM

### VIEW

By Appointment

### AGENTS

Soon Tee  
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Soon.Tee@ljhooker.com.au

Ronica Leung  
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ronica.leung@ljhooker.com.au

### AGENCY

LJ Hooker Parramatta | Granville |  
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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**

## MORE DETAILS

Property ID 2GRMF9E  
Property Type House  
Land Area 575 m2

**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)

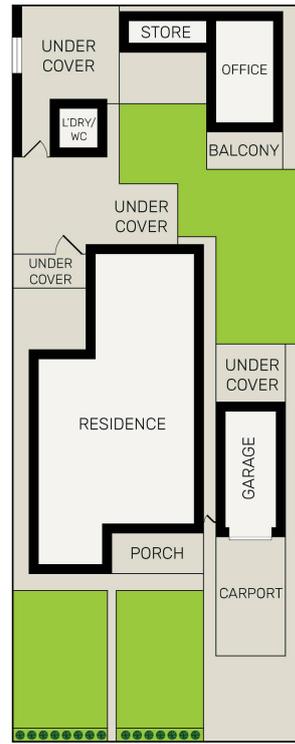
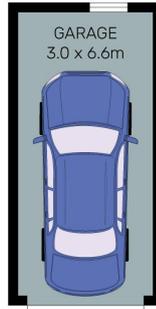
**LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555**

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