



42 Steel Street, Granville

## SPACIOUS SIX-BEDROOM FAMILY HOME WITH APPROVED TWO-BEDROOM GRANNY FLAT

Positioned on approximately 556sqm in a peaceful cul-de-sac, this north-facing single-level residence offers the perfect fusion of family comfort and savvy investment. With ample off-street parking and a self-contained granny flat currently returning \$600 per week, this property presents excellent value for large families, investors, or developers looking to capitalize on its duplex potential (STCA)

### MAIN RESIDENCE:

- 6 good-sized bedrooms, 5 featuring built-in wardrobes
- 2 open-plan gas kitchens boasting stone benchtops, polyurethane cabinetry, and abundant storage.
- 2 open living and dining areas with natural light
- 2 fully tiled bathrooms equipped with showers and a spa
- External laundry including an additional shower and toilet
- 3 split-system air conditioners and ceiling fans for total climate control
- Low-maintenance front yard. Fully paved/concreted for easy upkeep and extra parking.
- Potential rental at \$1300+ per week

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### AUCTION

Sat 14th Mar @ 1:30PM

### VIEW

Sat 21st Feb @ 2:30PM - 3:00PM

### AGENTS

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### AGENCY

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## APPROVED GRANNY FLAT

- Completely self-contained. Separate entry for privacy.
- Modern kitchen featuring a gas cooktop and stone benchtop
- Excellent layout. 2 bedrooms with wardrobe
- Modern bathroom with internal laundry
- Dedicated air conditioning
- Private backyard perfect for BBQs or gatherings.
- Outdoor shed for storage
- Currently leased for \$600+ per week, offering an instant financial advantage.

## LOCATION HIGHLIGHTS:

- Positioned in a peaceful cul-de-sac setting with ultra-low traffic flow and generous parking availability
- Only 50 metres to the bus stop with direct connectivity to Granville and Parramatta transport hubs
- Equipped with true Fibre To The Premises (FTTP) infrastructure, delivering genuine gigabit-speed internet —a valuable and increasingly sought-after feature
- 9 minutes' drive to Clyde and Granville Stations; Auburn and Lidcombe Station
- minute drive to Auburn Central shopping
- Short walk to Urimbirra Park and schools
- Easy access to major motorways and the Parramatta CBD

Contact the team for more information or inspect the property.

**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 should rely on their own enquiries, inspections and independent advice, subject to any non-excludable rights under the Australian Consumer Law

## MORE DETAILS

Property ID	2GTCF9E
Property Type	House
Land Area	556 m <sup>2</sup>



**Soon Tee 0420 966 377**

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

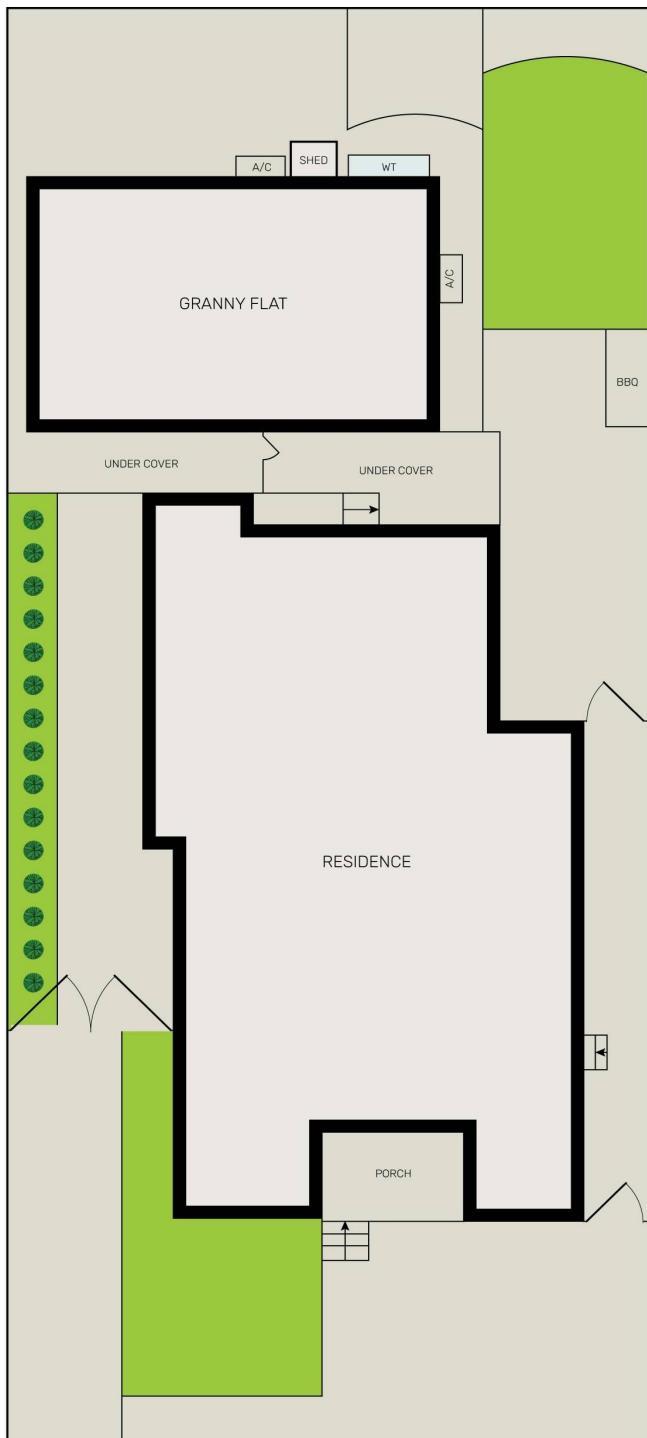
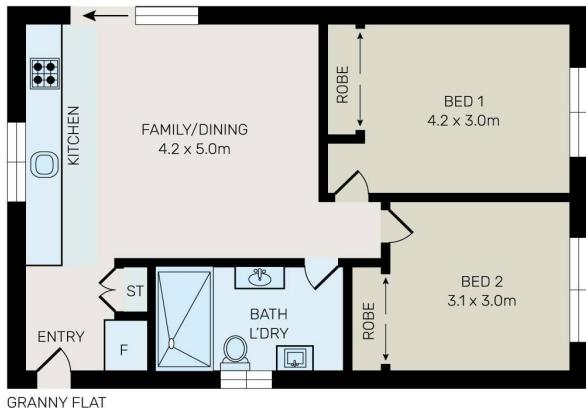
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 **LJ Hooker**