

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

8 4 2

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.

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MORE DETAILS

Property ID	2GTCF9E
Property Type	House
Land Area	556 m2

Soon Tee 0420 966 377

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

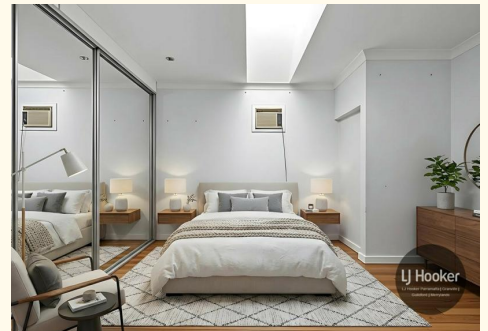
Ronica Leung 0451 373 888

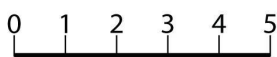
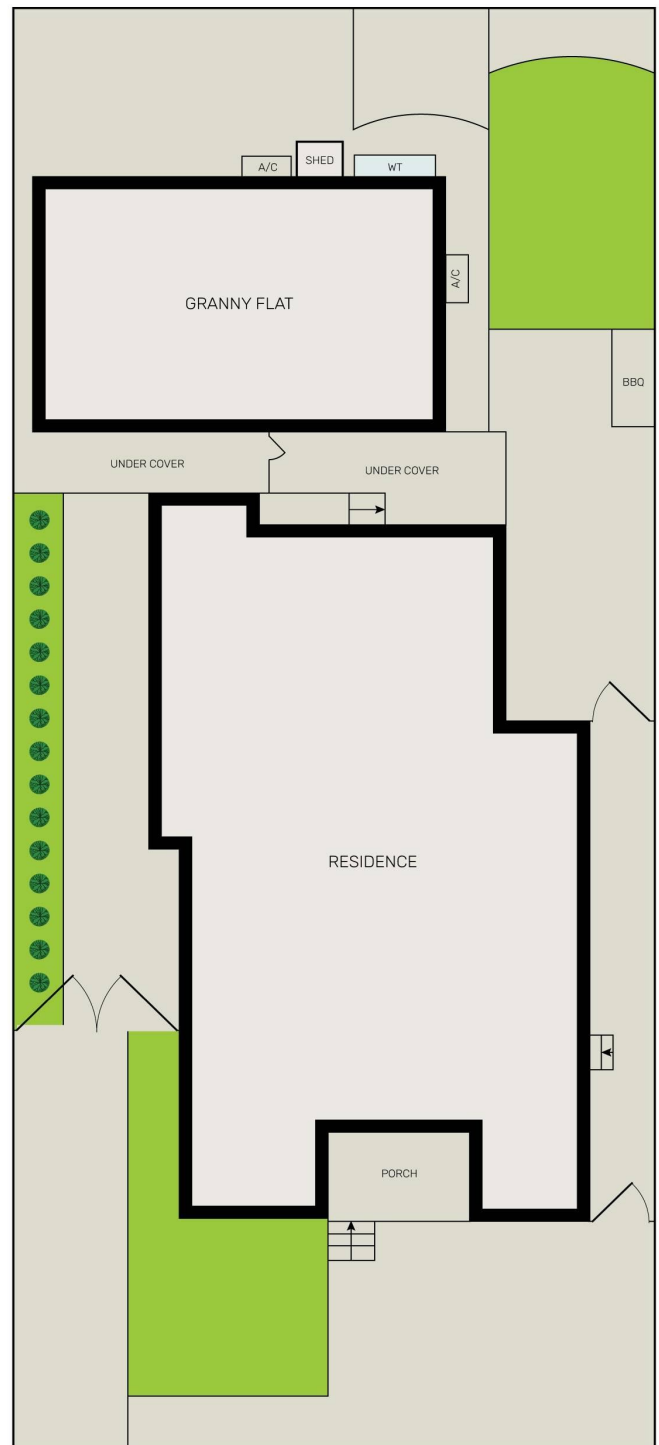
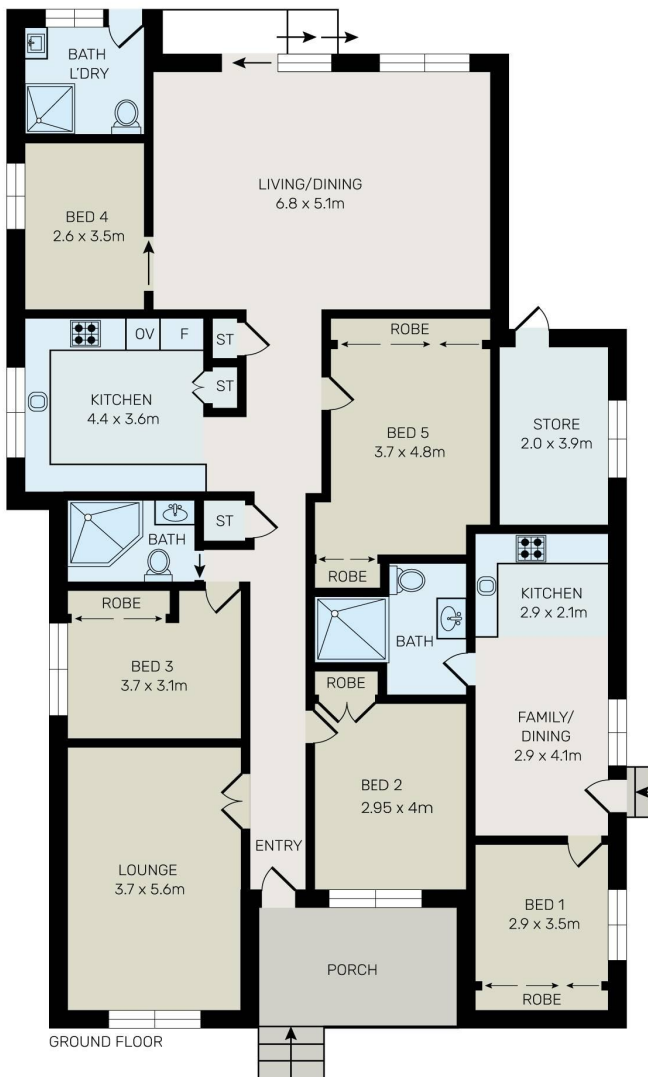
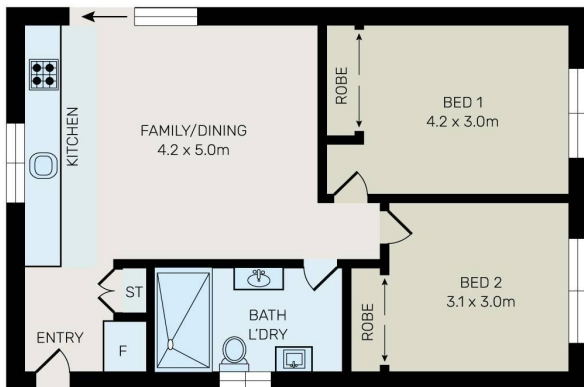
Sales Associate to Soon Tee | ronica.leung@ljhooker.com.au

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