



49 Grimwood Street, Granville

Two Street Frontage on R4 Zoning —Walk to Station

Positioned on a level, east-facing block with dual street frontage, this property offers incredible versatility and future potential. This cozy home combines comfort and convenience located just moments from local amenities, Merrylands and Granville Station, as well as the vibrant Parramatta CBD. Zoned R4 with dual-occupancy potential, it represents an exceptional opportunity for homebuyers seeking effortless urban living or savvy investors looking to capitalize on future development.

MAIN FEATURES

- 2 spacious bedrooms, with a walk-in wardrobe to one bedroom
- Modern kitchen equipped with an induction cooktop, built-in oven, and ample cabinetry
- Separate living and dining areas
- Internal bathroom featuring a bathtub
- Internal laundry with an outdoor toilet
- Ducted air conditioning for year-round comfort
- Undercover alfresco area with convenient side access
- Lock-up garage providing secure parking or additional storage space
- Parking in the front yard via Grimwood Street, plus multiple-vehicle

2 1 5

AUCTION

Sat 26th Sep @ 11:30AM

VIEW

Sat 26th Sep @ 11:00AM - 11:30AM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



- entry from Woodville Road
- Spacious backyard ideal for gardening or BBQs
- Garden shed for storage
- Currently leased for \$600 per week

LOCATION HIGHLIGHTS:

- 1 min walk to Holy Trinity Primary School
- 7 mins walk to Granville Public School
- 2 mins drive to Merrylands Station & Granville Station
- 3 mins drive to Stockland Merrylands & Granville Park
- 7 mins drive to Parramatta CBD, Harris Park Station and easy access to M4 Motorway and Woodville Road

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MORE DETAILS

Property ID	2HGKF9E
Property Type	House
Land Area	436 m2

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