







77 Blaxcell Street, Granville

Corner Block Spacious 5-Bedroom Family Home with Self-Contained Sleepout

Positioned on a corner block in a prime location, this full-brick family home offers the perfect blend of comfort and convenience. Perfectly situated right behind Fifth Street Reserve and just moments from Woolworths, local schools, and public transport, this property is an exceptional find for growing families or savvy investors seeking a high-yield rental opportunity

MAIN RESIDENCE
- 5 comfortable bedrooms, featuring 2 bathrooms and built-in wardrobes.
- Functional 4 stove gas cooktop
- Fully tiled main bathroom and an external bathroom
- 4 split-system air conditioners for year-round comfort.
- A huge undercover alfresco area with convenient side access, able to park 2 cars.
- A powerful 5.6KW solar system (22 panels total) servicing both the main house and the sleepout to keep energy bills low.

SELF-CONTAINED SLEEPOUT (WITH SEPARATE ENTRY)
- A private, self-contained 1-bedroom sleepout with its own separate

6 3 2

FOR SALE
$1,176,000

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Interested parties must rely solely on their own enquiries.

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entry - ideal for extended family, guest accommodation, a quiet home office, or immediate rental income.
- Equipped with split-system air conditioning.

LOCATION HIGHLIGHTS:
- 3 mins walk to Woolworths Granville
- 14 mins walk to Granville & Clyde Station
- 5 mins drive to Merrylands Station and Stockland Merrylands
- 16 mins walk to Granville Park
- 12 mins drive to Parramatta CBD and easy access to M4 Motorway and Woodville Road

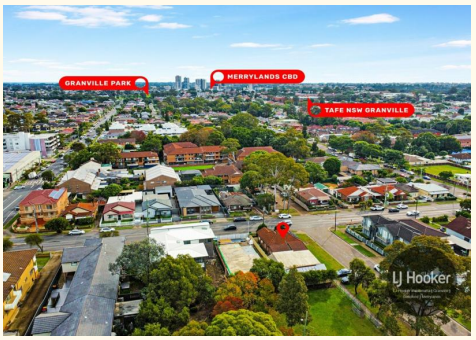
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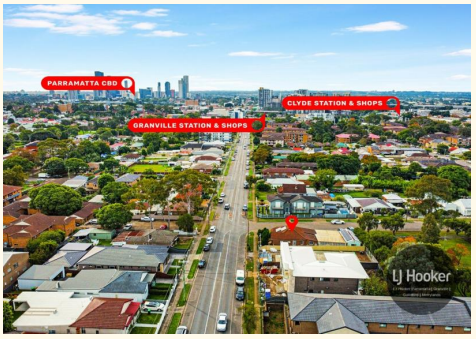
MORE DETAILS

Property ID	1U6RF9E
Property Type	House
Land Area	340 m2







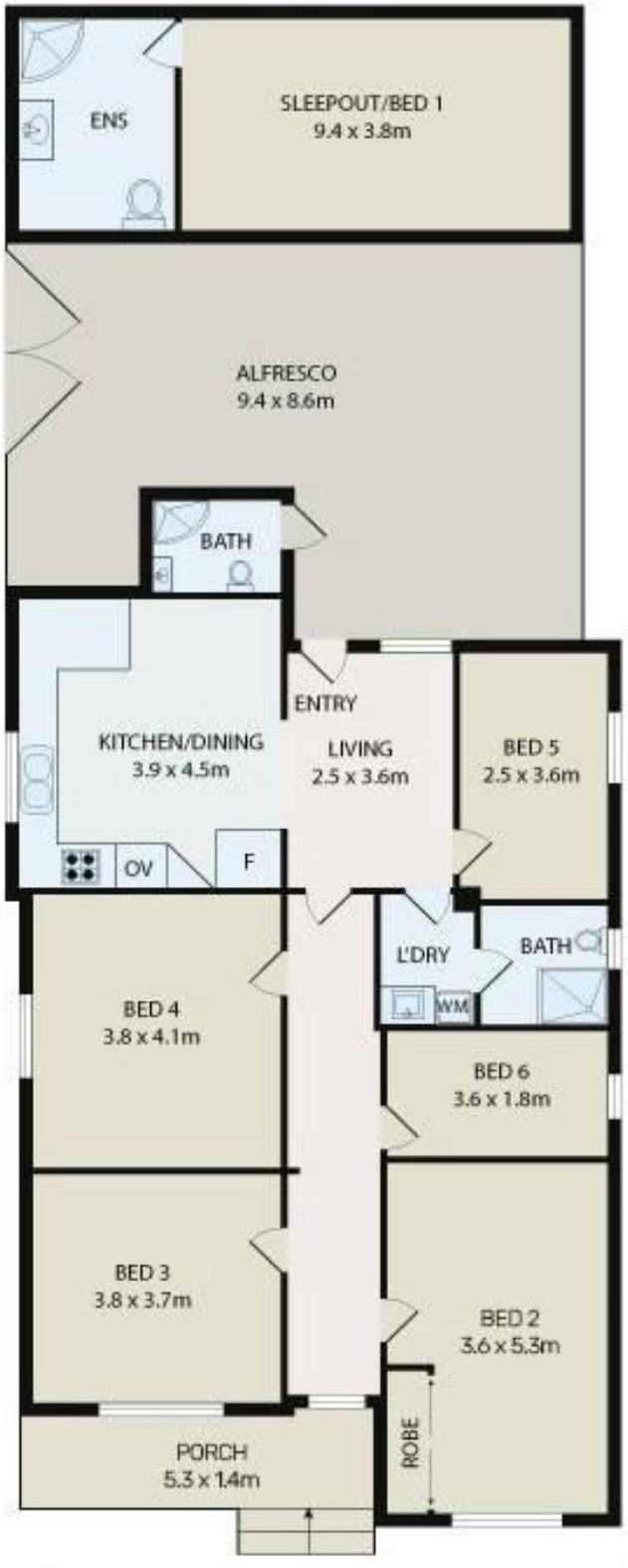




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