

## Granville, 8 Charles Street

Renovated 3 bedroom House -Walk to Station.

This beautifully renovated 3 bedroom house offers contemporary living with a focus on comfort, style, and energy efficiency. Conveniently located in the heart of Granville close to Woolworths and Granville and Clyde train station.

Bright & Spacious Interiors:

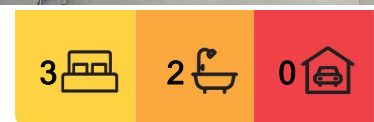
- \* 3 generous bedrooms, all featuring built-in wardrobes with ample storage.
- \* Expansive and bright living area, enhanced by a skylight and split-system air conditioning.
- \* Separate dining and living area, perfect for family meals and entertaining.
- \* Dedicated office area, ideal for remote work or study.
- \* Premium waterproof hybrid flooring flows seamlessly throughout the entire home.
- \* 150mm LED downlights throughout, providing excellent illumination and energy savings.

Gourmet Gas Kitchen:

- \* Stylish and modern gas kitchen, equipped with a 90cm, five-burner gas cooktop.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**Auction**

Sat 19th Jul @ 10:30AM

**View**

Thu 17th Jul @ 5:30PM - 6:00PM

**Contact**

**Soon Tee**

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\* Omega dual dishwasher, making clean-up a breeze.

Modern Bathrooms:

\* 2 fully tiled bathrooms with niches, the main boasts a skylight and heat strip, ensuring warmth and comfort during winter.

Climate Control & Energy Efficiency:

\* Total of five split-system air conditioning units, with four newly installed, guaranteeing year-round comfort at every corner of the house.

\* 6.6 kilowatts with 16 solar panels significantly reducing electricity costs and your carbon footprint.

\* New electrical cabling throughout the entire house, including a modern digital electric meter box, ensuring safety and efficiency.

Outdoor Oasis:

\* Easy-care yard and undercover area great for BBQ and family gatherings.

Contact the team for more information or inspect the property.

## More About this Property

**Property ID** 28RVF9E

**Property Type** House

**Soon Tee 0420 966 377**

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

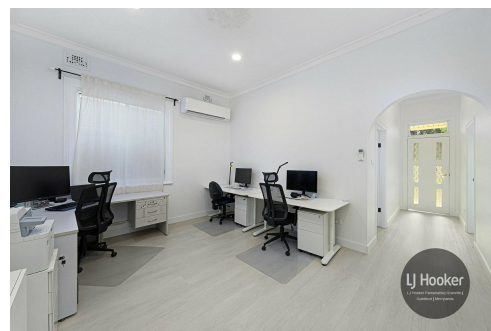
**Ronica Leung 0451 373 888**

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