











8 Frederick Avenue, Granville

# R3 ZONE | DUPLEX SITE| DOUBLE BRICK HOUSE - 594sqm x 15.24m frontage Approx

An outstanding opportunity for homebuyers, investors and developers, this substantial double-brick residence offers the highly sought-after combination of R3 Medium Density Residential zoning and duplex Potential (STCA).
Perfectly suited to those looking for a solid family home with additional accommodation and future potential, the property features a well-maintained main residence together with a versatile studio, providing excellent flexibility for extended family, teenagers, a home office or additional living space.

Main house:
- Three spacious bedrooms, all with built-in wardrobes
- Spacious living & dining area
- Separate lounge room
- Gas cooking kitchen with stone benchtop & dishwasher
- Two bathrooms one combined with laundry
- R3 Medium Density Residential zoning

4 3 4

**FOR SALE**
Price Guide $1,390,000 - $1,490,000

**VIEW**
Sat 31st Oct @ 1:00PM - 1:30PM

**AGENTS**
Soon Tee
0420 966 377
Soon.Tee@ljhooker.com.au

**AGENCY**
LJ Hooker Parramatta | Granville | Guildford | Merrylands
(02) 9637 8555

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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- Duplex potential (STCA)
- Ducted Air conditioning
- Double driveway with ample off-street parking
- Direct access to the park

Studio:

- Combined living & dining area
- One spacious bedroom
- One tiled bathroom
- Gas cooking kitchen
- Internal laundry
- Separate side access

Conveniently located close to schools, shops, public transport, parks and major arterial roads, this property combines everyday convenience with outstanding potential for the future.

## MORE DETAILS

| | |
|---|---|
| Property ID | 2HJNF9E |
| Property Type | House |
| Land Area | 594 m2 |















**Soon Tee 0420 966 377**
Area Specialist | Soon.Tee@ljhooker.com.au

**LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555**
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# 8 Frederick Avenue, South Granville

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