



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 10th Oct @ 12:00PM - 12:30PM

AGENTS

Fred Nazari
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AGENCY

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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.



- 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

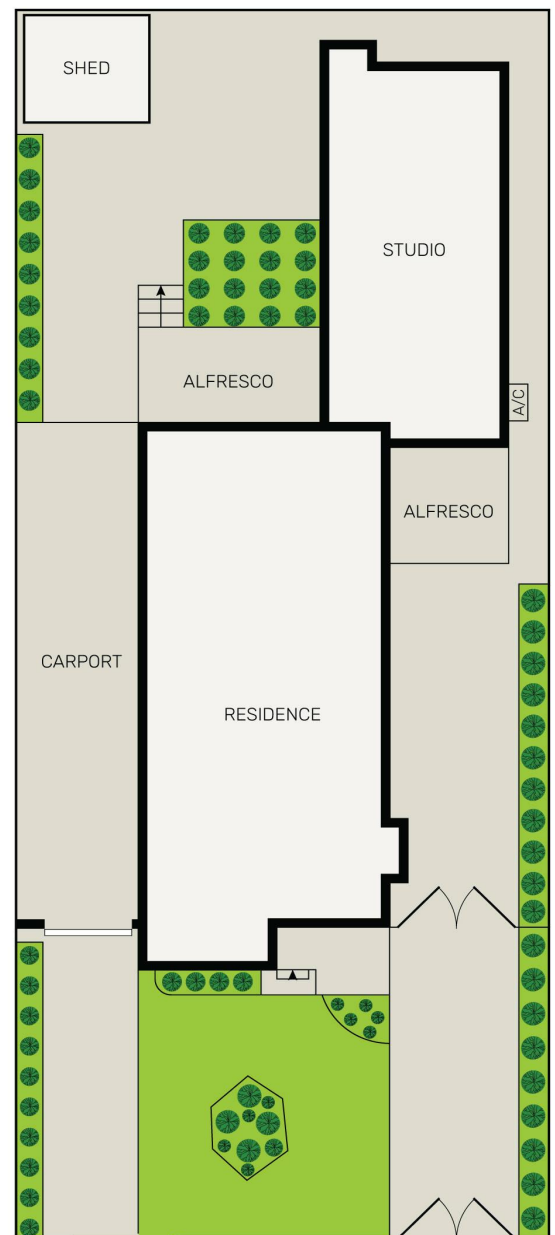
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8 Frederick Avenue, South Granville

