






84 Railway Parade, Granville

## 4 Bedroom Family Home on R3 Zoning —6 mins walk to Granville Station

This north-facing family home, positioned on a 538m<sup>2</sup> block, offers the perfect blend of comfort, convenience, and future development potential. Excellently located, the property is just a short stroll and drive to all amenities and Parramatta CBD. This is an exceptional find for growing families or savvy investors seeking a high-yield rental opportunity with strong capital growth potential.

### MAIN FEATURES

- Situated on R3 Medium Density Zoning with prime future development potential (STCA). Live in, rent out, or land bank and rebuild down the track.
- 4 comfortable bedrooms (two with built-in wardrobes) and a total of 4 bathrooms.
- 2 full kitchens equipped with gas cooktops, plus an additional kitchenette for ultimate convenience.
- 1 fully tiled internal bathroom, complemented by 3 external bathrooms featuring toilets and integrated laundry sinks.
- 3 split-system air conditioners for year-round comfort.
- A huge undercover alfresco area with convenient side access,

4  4  4 

### AUCTION

Sat 18th Jul @ 11:30AM

### VIEW

Sat 20th Jun @ 10:00AM - 10:30AM

### AGENTS

Soon Tee  
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Soon.Tee@ljhooker.com.au

Ronica Leung  
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ronica.leung@ljhooker.com.au

### AGENCY

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- able to park 3 cars.
- A lock-up garage providing extra secure parking or additional storage space.

#### LOCATION HIGHLIGHTS:

- 6 mins walk to Granville Station & Granville Boy High School
- 9 mins walk to Granville Tafe & Woolworths Metro Granville
- 12 mins walk to Granville Swimming Pool & The Granville Centre
- 6 mins drive to Harris Park Station
- 7 mins drive to Parramatta CBD and easy access to M4 Motorway and Woodville Road

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#### MORE DETAILS

Property ID	2H8KF9E
Property Type	House
Land Area	538 m2

**Soon Tee 0420 966 377**

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

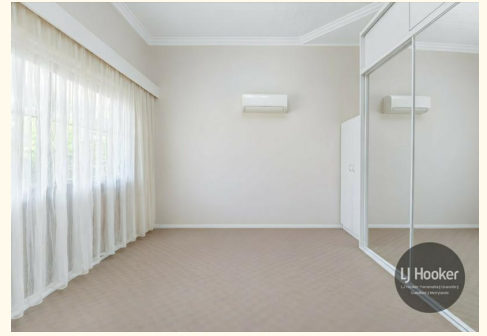
**Ronica Leung 0451 373 888**

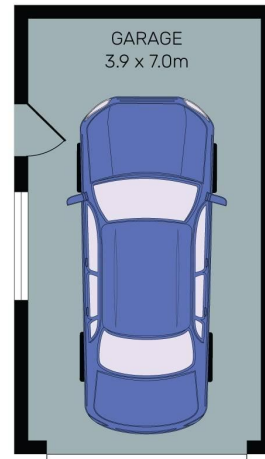
Sales Associate to Soon Tee | [ronica.leung@ljhooker.com.au](mailto:ronica.leung@ljhooker.com.au)

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