



9 Heath Street, Granville

Prime Location Level Block Without Easements - Granny Flat Potential

Discover the perfect canvas for your dream home or next savvy investment. Nestled in a quiet pocket of Granville, this property offers a premium land with ideal dimensions for a renovation or rebuild.




PROPERTY FEATURES

- 3 bedrooms, one of which includes a built-in wardrobe.
- Level and clear block with a generous land size of 562.8m². The flat topography makes it a dream for renovators or builders, significantly reducing site costs for a new luxury home.
- Granny Flat Potential (STCA). With a deep backyard and wide access, there is ample room to add a secondary dwelling to maximize rental yield.
- Functional living space with a combined living and kitchen area serves as the heart of the home.
- Tiled bathroom with a bathtub.
- A wide driveway leads to a secure garage, complemented by an additional garden shed for extra storage or workshop space.

LOCATION HIGHLIGHTS

- Just a 3-minute drive to Clyde Station for quick access to the rail

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.

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FOR SALE
\$1,190,000

AGENTS

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AGENCY

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 **LJ Hooker**

network.

- An 8-minute drive takes you to the vibrant Auburn Central, while Stockland Merrylands and Westfield Parramatta are just minutes away for all your retail needs.
- Located on a peaceful street, you're just a short stroll from the walking tracks and green spaces of Bangor Park and Mona Park.
- A short, easy drive puts you in the heart of the Parramatta CBD.

Don't miss this chance to secure a high-upside property in a booming location. Contact us today to arrange an inspection!

MORE DETAILS

Property ID	2H1GF9E
Property Type	House
Land Area	562.8 m2

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Ronica Leung 0451 373 888

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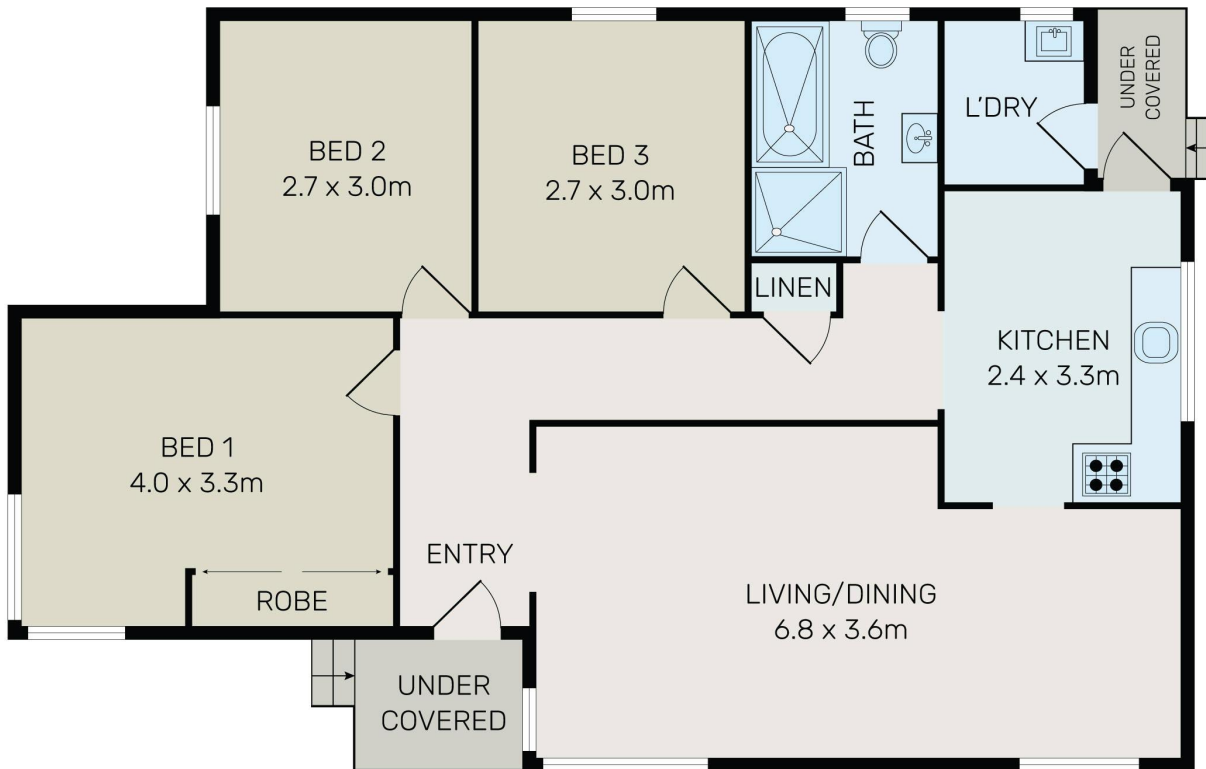
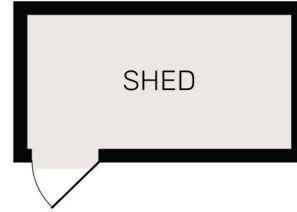
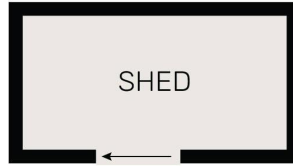
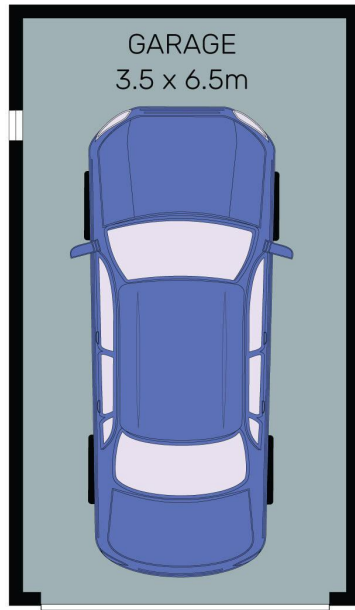
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