

## Granville, 9 Myrtle Street

### YOUNG SINGLE LEVEL HOME WITH GRANNY FLAT

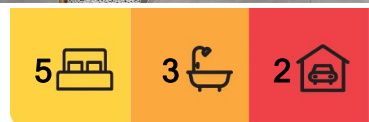
Perfectly positioned in a whisper-quiet cul-de-sac, this impressive property offers a modern single-level brick veneer home plus a private self-contained granny flat. Built in 2017 and set on a generous block, it's ideal for large families, dual living, or investors seeking excellent rental returns with separately metered gas and electricity.

#### MAIN HOUSE

- \* Wide entry, wheelchair-friendly access
- \* 3 bedrooms with built-in wardrobes, master with ensuite & walk-in robe
- \* Spacious family room plus formal lounge
- \* Modern polyurethane/stone gas kitchen with 900mm cooktop, wide oven, island bench & ample pantry space
- \* Open plan living flowing to a north-facing alfresco area with gas outlet



**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.



**For Sale**  
\$1,828,000

**View**  
[ljhooker.com.au/2G62F9E](http://ljhooker.com.au/2G62F9E)

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- \* Modern tiled bathroom with quality finishes
- \* Internal laundry, ample linen storage
- \* Ducted air-conditioning (2 zones)
- \* Remote lock-up garage with storage and internal access

#### GRANNY FLAT

- \* 2 bedrooms with built-in wardrobes
- \* Stylish bathroom with floor-to-ceiling tiles
- \* Open plan living with air-conditioning
- \* Modern polyurethane/stone gas kitchen
- \* Internal laundry & linen closet
- \* Covered outdoor entertaining with kitchenette
- \* Fully fenced and private from the main home

#### ADDITIONAL FEATURES

- \* Land size: 486.9sqm —Frontage 12.19m
- \* Separate meters for gas & electricity
- \* Off-street parking space
- \* Close to schools, shops, transport & parks

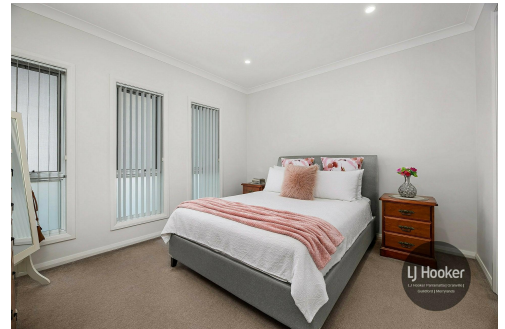
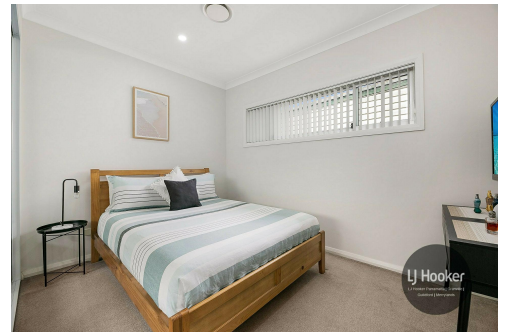
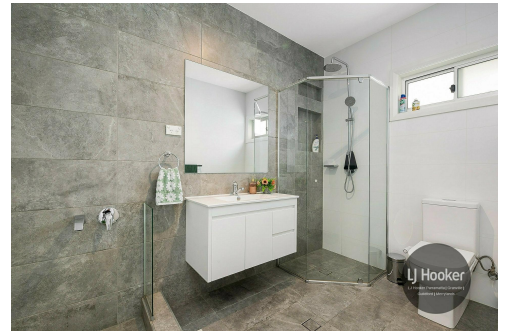
This rare offering combines modern family comfort with an income-generating opportunity, all in a convenient and highly sought-after location.

## More About this Property

<b>Property ID</b>	2G62F9E
<b>Property Type</b>	House
<b>Land Area</b>	486.9 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Built-in-Robes Close to Schools Close to Shops Close to Transport Disabled Access Kitchenette

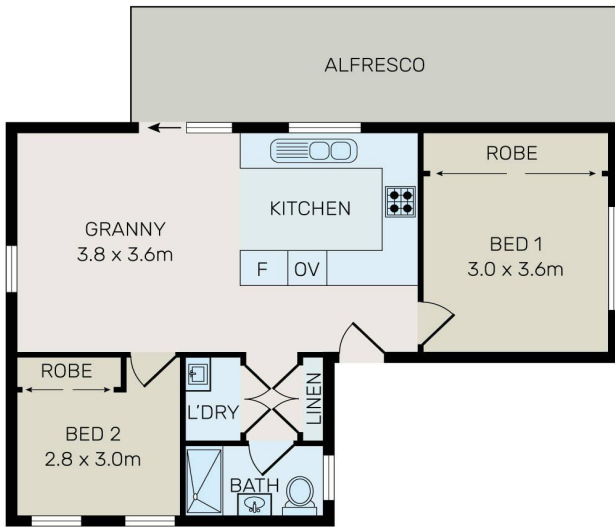
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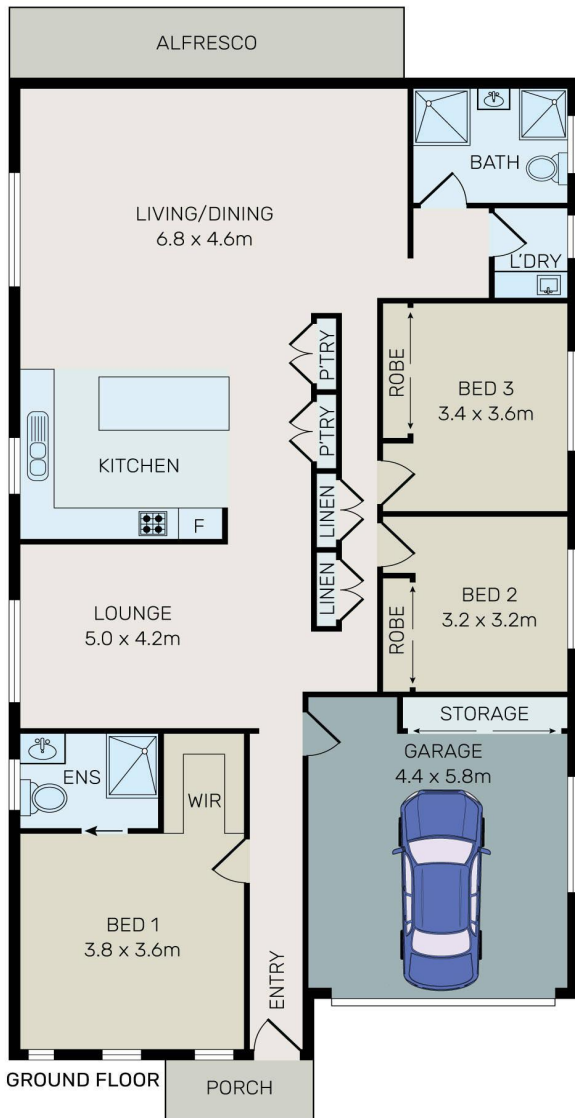


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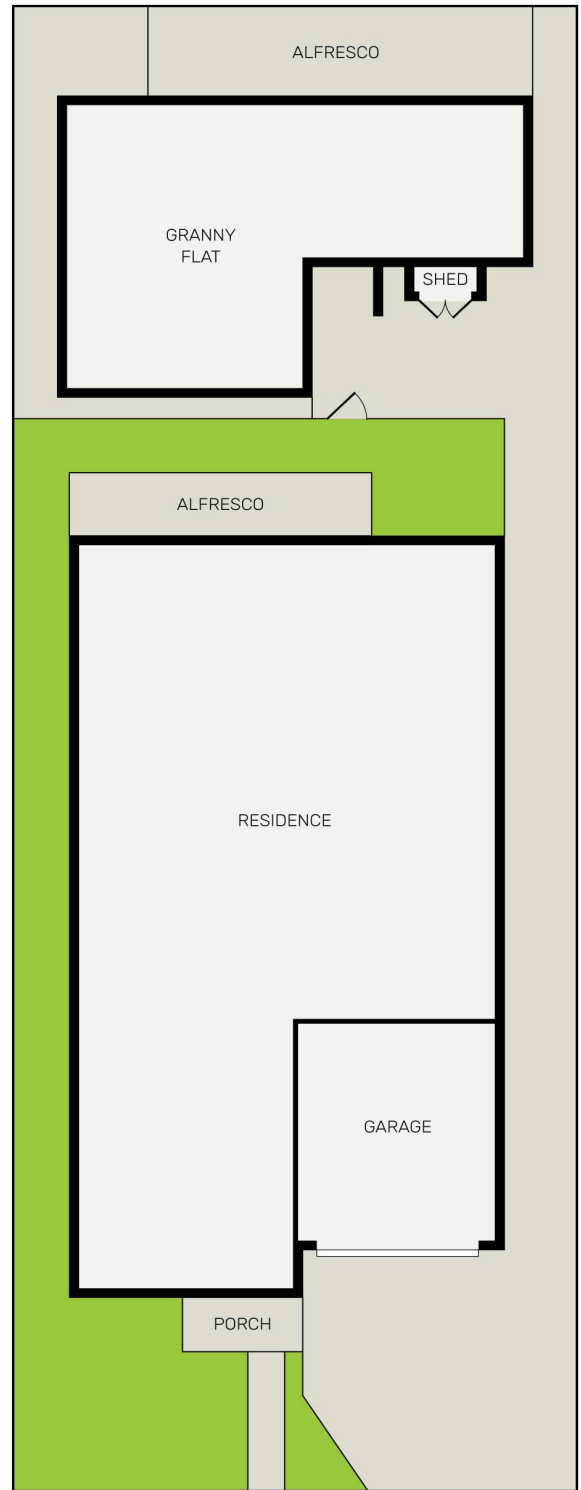
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GRANNY FLAT



GROUND FLOOR



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