

10/36-40 Louis Street, Granville

## SPACIOUS TOWNHOUSE IN PRIME LOCATION

Stylish, spacious and superbly positioned, this beautifully presented townhouse delivers the perfect blend of modern comfort and everyday convenience. Set in a highly sought-after pocket of Granville, just moments to local schools, shops, TAFE, parks and public transport, this impressive residence is ideal for families, savvy investors or buyers looking to upsize into quality living.

Boasting generous proportions and a practical floorplan, this home offers effortless indoor-outdoor flow and low-maintenance living without compromising on space.

### Property Features:

- 3 oversized bedrooms with built-in wardrobes, master with private ensuite
- Freshly painted interiors throughout
- Spacious full-sized main bathroom with separate shower and bathtub
- Modern polyurethane & stone gas kitchen with stainless steel appliances, dishwasher and ample storage
- Open plan living and dining area flowing seamlessly to a private, maintenance-free courtyard —perfect for entertaining

3 2 2

### AUCTION

Sat 14th Mar @ 12:30PM

### VIEW

Sat 21st Feb @ 1:15PM - 1:45PM

### AGENTS

Joseph Nasr  
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### AGENCY

LJ Hooker Parramatta | Granville |  
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(02) 9637 8555

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.



- Ducted air-conditioning for year-round comfort
- Internal laundry with powder room (3rd toilet) and additional storage
- Remote double lock-up garage with internal access

**Additional Information:**

- Total area: 199sqm
- Registered: 2005
- Strata: \$522.73 per quarter (approx.)
- Council: \$372 per quarter (approx.)
- Water: \$177.93 per quarter (approx.)
- Rental potential: \$750 per week (approx.)

Offering space, style and a blue-chip location, this is a rare opportunity to secure a substantial townhouse in one of Granville's most convenient settings.

## MORE DETAILS

Property ID	2GSYF9E
Property Type	Townhouse
Land Area	199 m2
Including	Ensuite
	Alarm
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

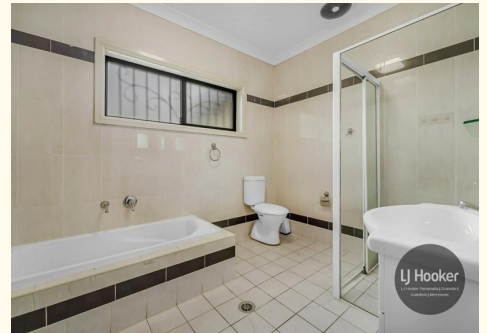
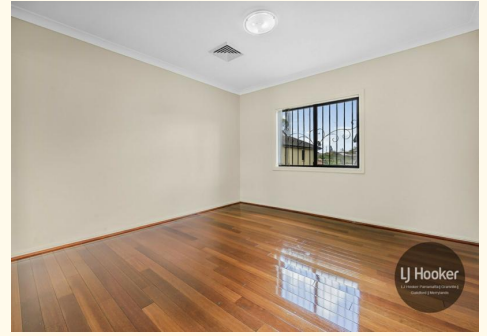
**Joseph Nasr 0405 824 646**

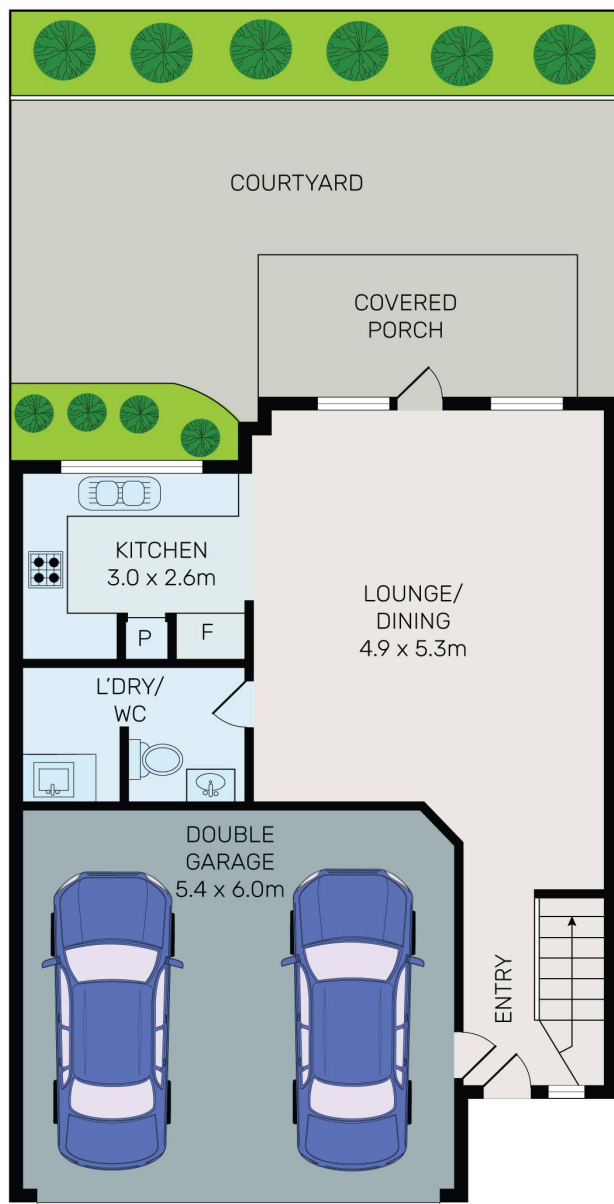
Area Specialist | [Joseph.Nasr@ljhooker.com.au](mailto:Joseph.Nasr@ljhooker.com.au)

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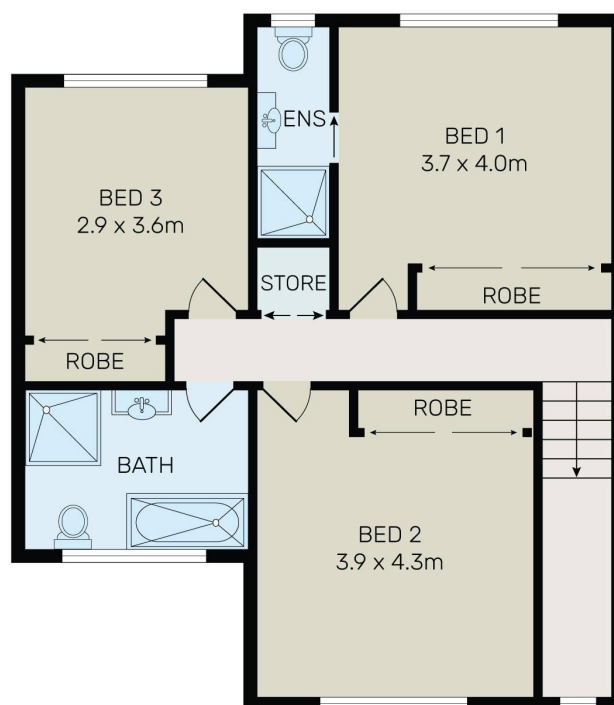
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GROUND FLOOR



FIRST FLOOR



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 **LJ Hooker**