

2/36-40 Louis Street, Granville

RENOVATED TOWNHOUSE IN PRIME LOCATION —WALK TO EVERYTHING!

Experience stylish and convenient living in this beautifully renovated townhouse, ideally positioned in a sought-after location only 100 meters to Woolworths and close to schools, shops, TAFE, parks and public transport. Offering space, modern updates, and flexible living, this home is perfect for families, first home buyers or investors alike.

Property Highlights:

- Renovated throughout with timber floorboards
- Spacious open plan living and dining
- Brand new gas kitchen with stone benchtops & stainless steel appliances
- " Freshly painted interiors
- " Double lock-up garage with one bay converted to an extra living room —perfect as a home office, media room or rumpus
- Large internal laundry with third toilet and generous storage
- 3 oversized bedrooms, all with built-in wardrobes
- Master bedroom with private ensuite
- Stylish main bathroom with floor-to-ceiling tiles, separate shower and bathtub

3 2 3

FOR SALE
\$915,000

AGENTS

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AGENCY

LJ Hooker Parramatta | Granville |
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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.

LJ Hooker

- " Solar panels for energy efficiency
- " Expansive North facing L-shaped courtyard with side access and undercover entertaining area —ideal for gatherings

Additional Info:

- Strata: \$522.73 approx. per quarter
- Council: \$372.00 approx. per quarter
- Water: \$177.93 approx. per quarter
- Built: 2005 | Total area: 233sqm (approx.)

This is a rare opportunity to secure a modern townhouse with space, comfort and location all in one. Don't miss your chance to inspect and own this impressive home!

MORE DETAILS

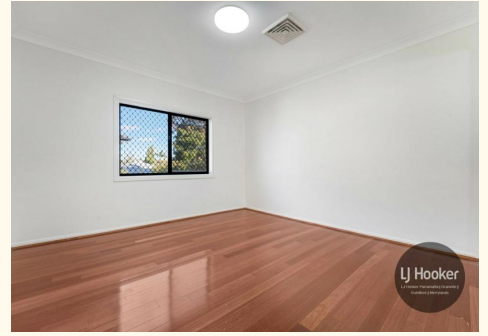
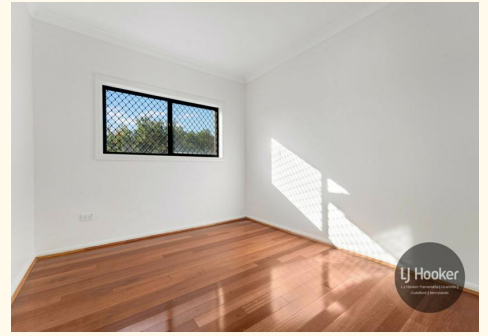
Property ID	2A0GF9E
Property Type	Townhouse
House Size	233 m2
Including	Ensuite Toilets (3) Built-in-Robes Close to Schools Close to Shops Close to Transport

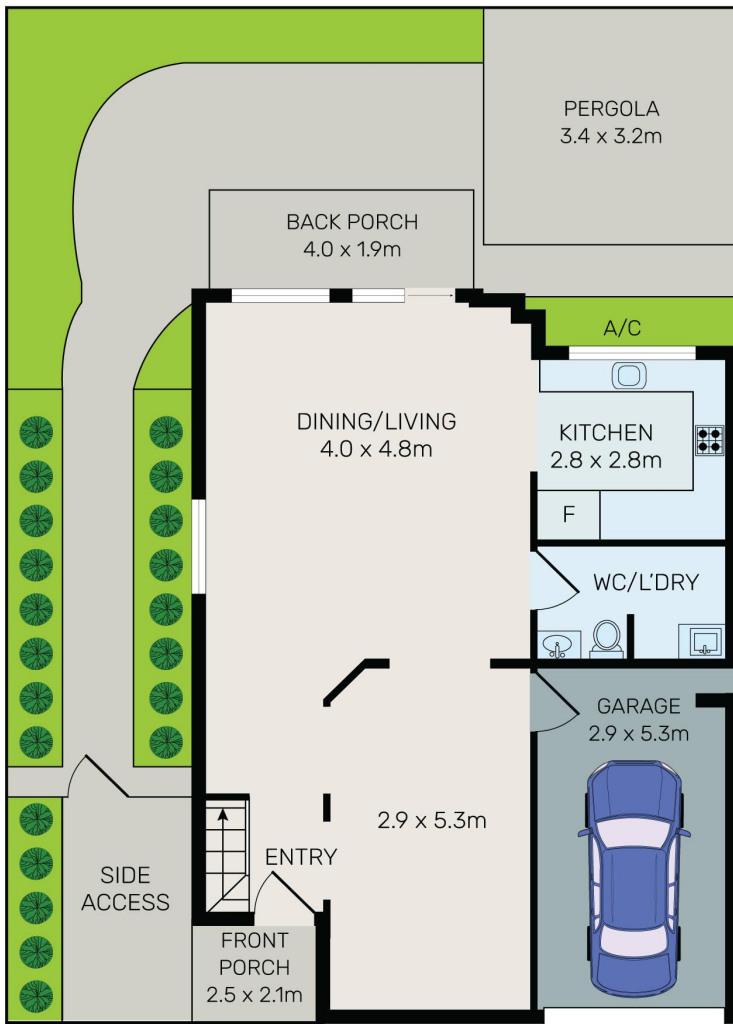
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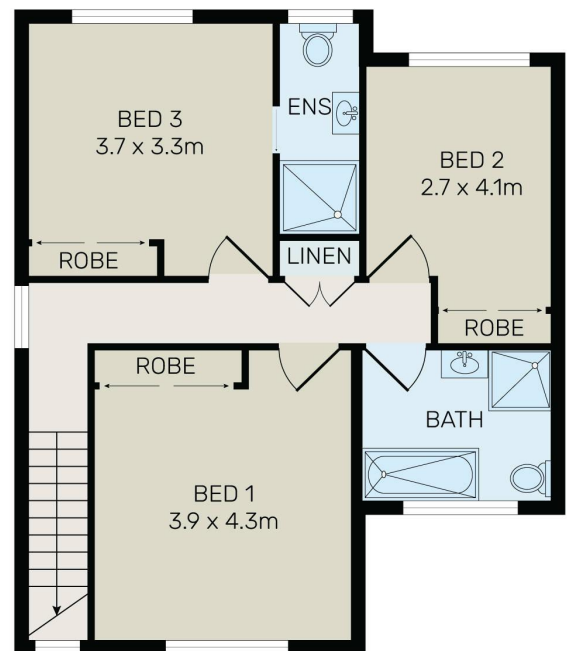
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GROUND FLOOR



FIRST FLOOR



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