



4/36-40 Louis Street, Granville

SPACIOUS TOWNHOUSE IN PRIME LOCATION

Stylish, spacious, and designed for comfort, this beautifully presented townhouse offers the perfect blend of modern living and convenience. Located in a sought-after pocket close to schools, shops, TAFE, parks, and public transport, it is ideal for families, investors, or those looking to upsize into a quality home.

Features include:

- 3 oversized bedrooms with built-in wardrobes & ceiling fans, master with ensuite
- Freshly painted interiors with brand new blinds throughout
- Spacious full-sized bathroom with separate shower & bath
- Polyurethane/stone gas kitchen with stainless steel appliances, dishwasher & ample storage
- Open plan living & dining flowing seamlessly to a private, maintenance-free courtyard —perfect for entertaining
- Ducted air-conditioning, 6.5kw solar panels & roller shutters for year-round comfort & energy efficiency
- Internal laundry with powder room & additional storage space
- Remote double lock-up garage with internal access

3 2 2

FOR SALE
\$929,000

AGENTS

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AGENCY

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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.



Additional Information:

- Total area: 202sqm
- Registered: 2005
- Strata: \$522.73 per quarter (approx.)
- Council: \$372 per quarter (approx.)
- Water: \$177.93 per quarter (approx.)

Don't miss this rare opportunity to secure a large, modern townhouse in a convenient lifestyle location.

MORE DETAILS

Property ID	2G8CF9E
Property Type	Townhouse
Land Area	202 m2
Including	Ensuite Toilets (3) Built-in-Robes Close to Schools Close to Shops Close to Transport

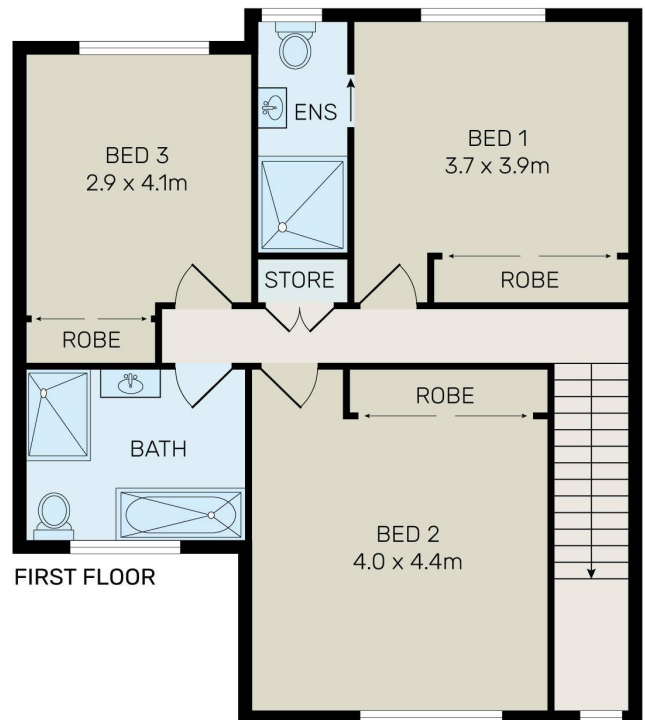
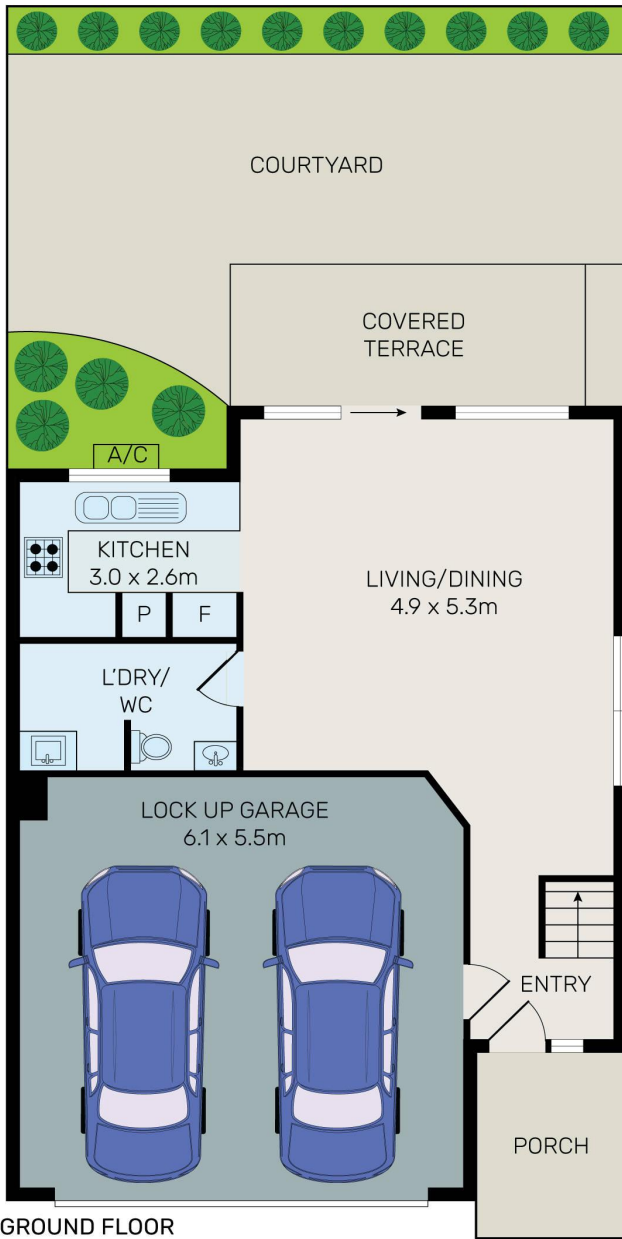
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