







8/1 Louis Street, Granville

Modern North-East Aspect Townhouse in a Boutique Complex of Eight

Offering an impressive combination of space, comfort and convenience, this modern north-east aspect townhouse is perfectly positioned within an exclusive boutique complex of just eight residences.

Designed for relaxed family living and entertaining, the home features spacious interiors, quality finishes and a seamless connection between indoor and outdoor living.

Downstairs:

- Generous lounge room with separate dining area
- Spacious polyurethane kitchen featuring stone benchtops, gas cooking, dishwasher and breakfast bar
- Open-plan dining flowing seamlessly to the alfresco entertaining area
- Fully fenced backyard with convenient side access
- Third toilet and internal laundry
- Air-conditioning and gas heating outlets
- Quality floorboards throughout

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AUCTION
Sat 21st Nov @ 1:30PM

AGENTS
Joseph Nasr
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AGENCY
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Interested parties must rely solely on their own enquiries.

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- NBN ready

Upstairs:
- Three generously proportioned bedrooms, all with built-in wardrobes
- Main bedroom featuring a private ensuite
- Third bedroom with its own private balcony
- Modern main bathroom with floor-to-ceiling tiles, separate shower and bathtub

Additional Features:
- North-east aspect
- Security basement with two registered car spaces
- Three toilets in total
- Boutique complex of only eight townhouses

- Council Rates: $414.00
- Water Rates: $226.20
- Strata Levies: $718.75
- Registered age: 2016
- Total area size: 260sqm

Location and Lifestyle:
Conveniently located close to Granville's shopping precinct, railway station, schools, parks and everyday amenities, with easy access to Parramatta CBD and surrounding suburbs.

An excellent opportunity for families, first-home buyers and investors seeking a modern, spacious townhouse in a convenient location.

" Granville Shopping Village / Woolworths —100m
" Granville Train Station —1.0km
" Granville TAFE —1.0km
" Granville Public School —900m
" Granville East Public School —810m
" Holy Family Primary School —840m
" Granville Boys High School —720m
" Granville Library and Granville Centre —approximately 1.2km
" Granville Memorial Park —approximately 1.2km
" Westfield Parramatta —approximately 3.5km

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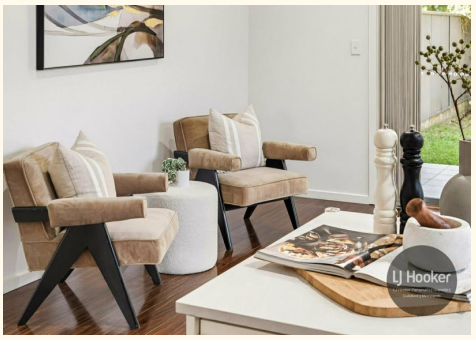
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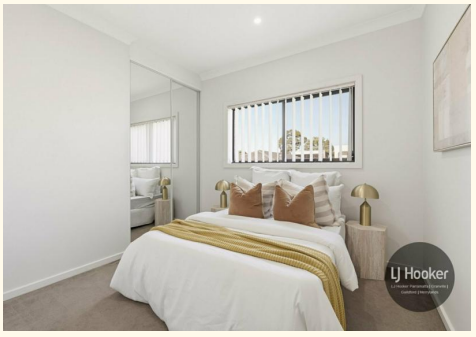
MORE DETAILS

Property ID	2HN4F9E
Property Type	Townhouse
Land Area	260 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Intercom
	Floorboards
	Built-in-Robes
	Alfresco
	Car Parking - Basement
	Close to Schools
	Close to Shops
	Close to Transport
	Powder Room

Joseph Nasr 0405 824 646
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