

## Granville, 8/17-19 Wallace Street

MODERN & SPACIOUS TOWNHOUSE IN PRIME LOCATION —WALK TO EVERYTHING!

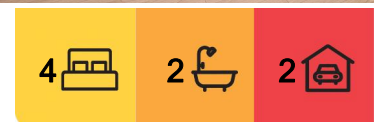
Discover the perfect blend of space, style and convenience with this well-appointed four-bedroom townhouse, ideally positioned in a boutique complex just moments to all amenities.

Set over three generous levels and boasting a total area of 267sqm, this home features:

- \* 4 spacious bedrooms —Master with ensuite, built-in wardrobe and private balcony
- \* 2 modern bathrooms —Plus a third toilet in the internal laundry
- \* 2 car remote lock-up garage —With additional storage area
- \* Large grassed backyard —Flowing from open-plan living and dining
- \* Gourmet stone gas kitchen —With island bar and quality appliances
- \* Internal laundry —With third toilet for added convenience
- \* Floor-to-ceiling tiled main bathroom with separate shower and bathtub



**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**  
Please Call

**View**  
[ljhooker.com.au/2FYMF9E](http://ljhooker.com.au/2FYMF9E)

**Contact**  
**Joseph Nasr**  
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[Joseph.Nasr@ljhooker.com.au](mailto:Joseph.Nasr@ljhooker.com.au)

**Joe Guida**  
0450 797 333  
[joe.guida@ljhooker.com.au](mailto:joe.guida@ljhooker.com.au)

**LJ Hooker Parramatta | Granville |  
Guildford | Merrylands  
(02) 9637 8555**

\* Positioned close to schools, TAFE, shops, public transport, parks, and a short drive to Parramatta CBD and Stockland Merrylands

Council: \$372.00 PQ

Water: \$177.93 PQ

Strata: \$1,075.00 PQ

Registered year: 2004

Total area size 267 SQM

Currently leased for \$700 per week

Whether you're upsizing, investing, or looking for a low-maintenance lifestyle in a convenient location —this is a must-see opportunity!

## More About this Property

<b>Property ID</b>	2FYMF9E
<b>Property Type</b>	Townhouse
<b>House Size</b>	267 m2
<b>Land Area</b>	267 m2
<b>Including</b>	Toilets (3) Intercom 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)

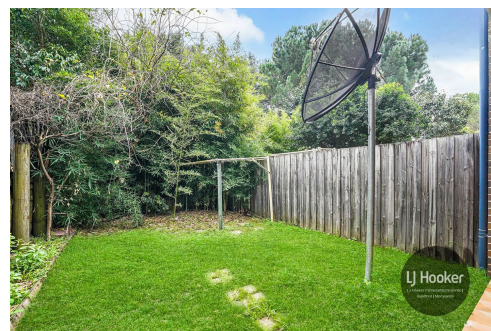
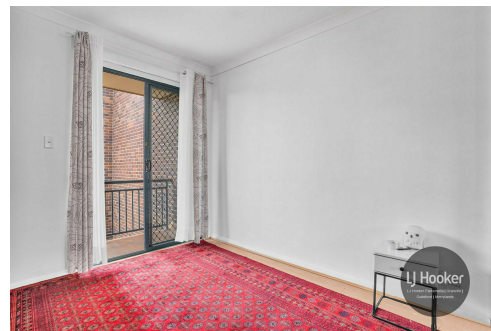
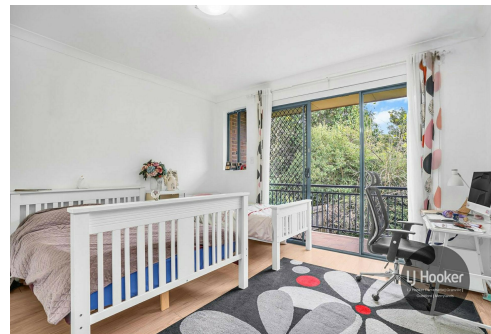
**Joe Guida 0450 797 333**

Sales Associate to Joseph Nasr | [joe.guida@ljhooker.com.au](mailto:joe.guida@ljhooker.com.au)

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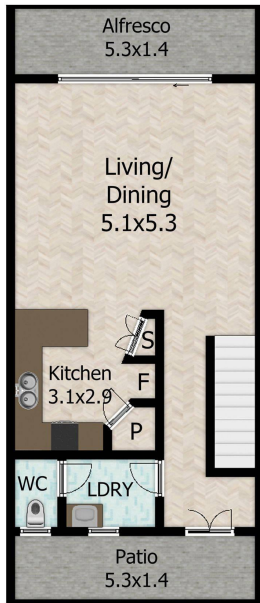


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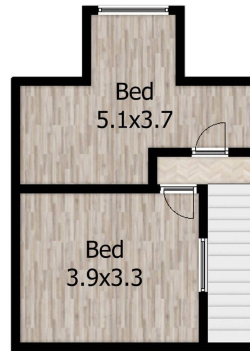
# 17-19 Wallace St, Granville



**GROUND LEVEL**



**UPPER LEVEL**



**TOP LEVEL**



**(NOT IN POSITION)**

**DISCLAIMER:**

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.