



13/3-7 Crown Street, Granville

Spacious Double Brick Unit on the Parramatta Fringe

Offering space, comfort and unbeatable convenience, this well-maintained double brick apartment is the perfect choice for first home buyers, downsizers, or investors seeking a quality property in a highly connected location. Positioned on the border of Parramatta and Merrylands, it combines lifestyle and investment appeal with generous proportions and a strong rental return.

Property Features:

- " 2 generous bedrooms —master bedroom with built-in wardrobe and its own private north-facing balcony
- " Open-plan lounge and dining area flowing to a sunlit east-facing balcony —perfect for morning coffee or entertaining
- Neat and tidy electric kitchen
- Large bathroom with separate shower and bath
- Internal laundry for convenience
- Security intercom entry and lock-up garage
- Solid double brick construction, providing peace, privacy and durability
- Total size: 97sqm | Built: 1993

Location Highlights:

- Just minutes to Parramatta CBD and Merrylands Stockland Mall

2 1 1

FOR SALE
\$425,000

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.



- Surrounded by schools, parks and community facilities
- Excellent access to buses, trains, and future infrastructure
- A thriving area with continuous demand from tenants and homeowners alike

Outgoings (approx):

- Water: \$180 pq
- Council: \$316 pq
- Strata: \$748.05 pq

Investment Information:

- Currently leased at \$400 per week on an ongoing tenancy
- Strong rental demand in the area with future growth potential

Whether you're looking to secure your first home or expand your investment portfolio, this residence ticks all the boxes —space, security, location, and lifestyle convenience.

MORE DETAILS

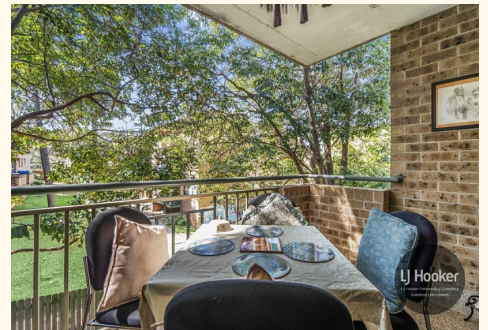
Property ID	2GA6F9E
Property Type	Unit
Land Area	97 m2
Including	Toilets (1)
	Built-in-Robes
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport

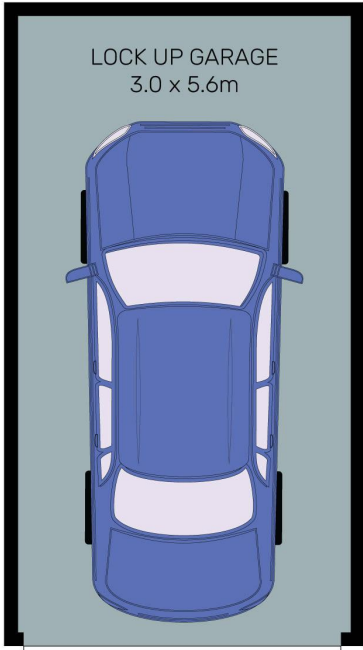
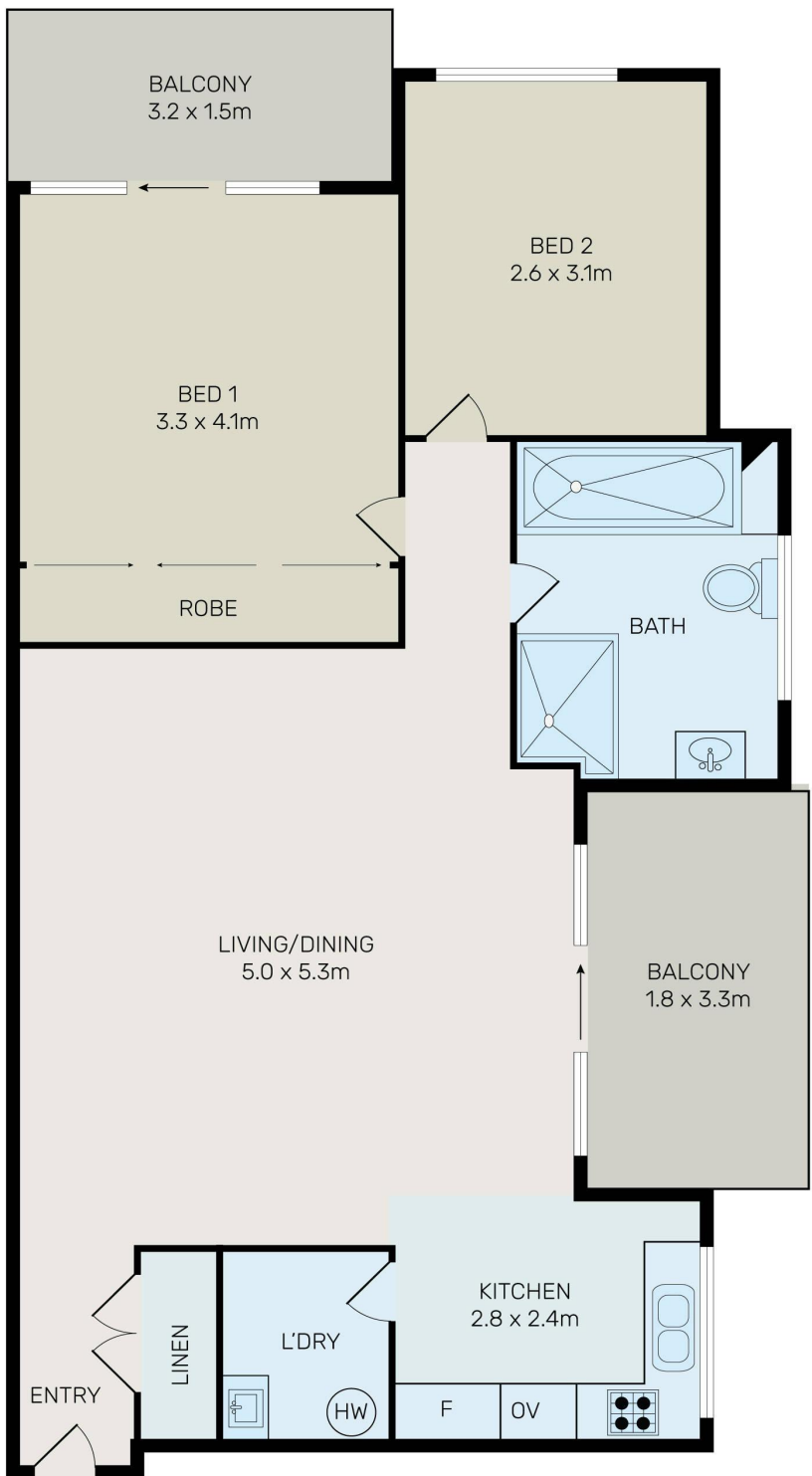
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