



17/20 Crown Street, Granville

2  1  1 

## Convenient and Spacious — Unique Split-Level Design on Parramatta Border

**FOR SALE**  
\$470,000

### AGENTS

Paulette Ghaleb  
0408 888 810  
paulette.ghaleb@ljhooker.com.au

### AGENCY

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

Ideally located on the fringe of Parramatta, this generously sized two-bedroom unit offers the perfect blend of comfort, space, and convenience.

Within walking distance to bus stops, schools and parks, this is an excellent opportunity for first home buyers, young families or astute investors.

Positioned on the top floor with three aspects (North, East & West), this unique split-level apartment is filled with natural light and boasts a well-thought-out floor plan that separates living and sleeping zones for added privacy and functionality.

#### Property Features:

- Unique split-level layout
- Top floor position with bright North, East & West aspects
- Spacious living area with tiled flooring and air conditioning
- Separate updated kitchen with ample storage
- Two bedrooms with built ins

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.



- Neat bathroom and internal laundry
- Secure single lock-up garage
- Set within 550 metres to Parramatta West Public and Ollie Webb Reserve
- 100 metres approx. to bus stops
- Approx. 1km to Parramatta High
- 1.4 kilometres approx. to both Westfield Parramatta & Stockland Merrylands
- Total area - 100 sqm approx. including garage & balcony
- Currently leased at \$590.00 per week
- Strata Levies: \$1035.06 per qtr. approx.



This is a rare opportunity to secure a quality property in a sought-after location.

Do not miss your chance to inspect!

### **MORE DETAILS**

Property ID	2GDQF9E
Property Type	Unit
House Size	100 m2
Land Area	100 m2
Including	Air Conditioning Toilets (1) Built-in-Robes Close to Schools Close to Transport

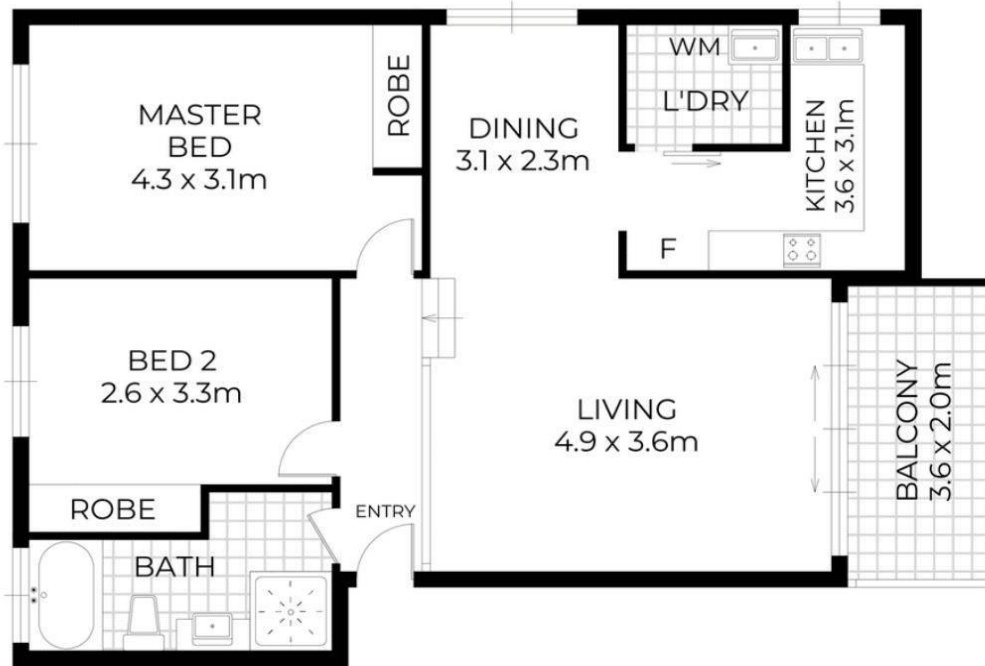
**Paulette Ghaleb 0408 888 810**

Area Specialist | [paulette.ghaleb@ljhooker.com.au](mailto:paulette.ghaleb@ljhooker.com.au)

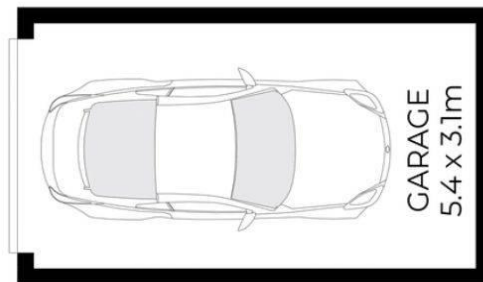
**LJ Hooker Parramatta | Granville | Guildford | Merrylands (02)  
9637 8555**

42 South Street, GRANVILLE NSW 2142  
[granville.ljhooker.com.au](http://granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto:granville@ljhooker.com.au)

# 17/20 Crown Street Granville



LEVEL TWO



GROUND LEVEL

DISCLAIMER  
DIMENSIONS ARE APPROXIMATE AND SHOULD ONLY BE USED AS A GUIDE  
THEY ARE NOT TO SCALE AND NO LIABILITY WILL BE ACCEPTED