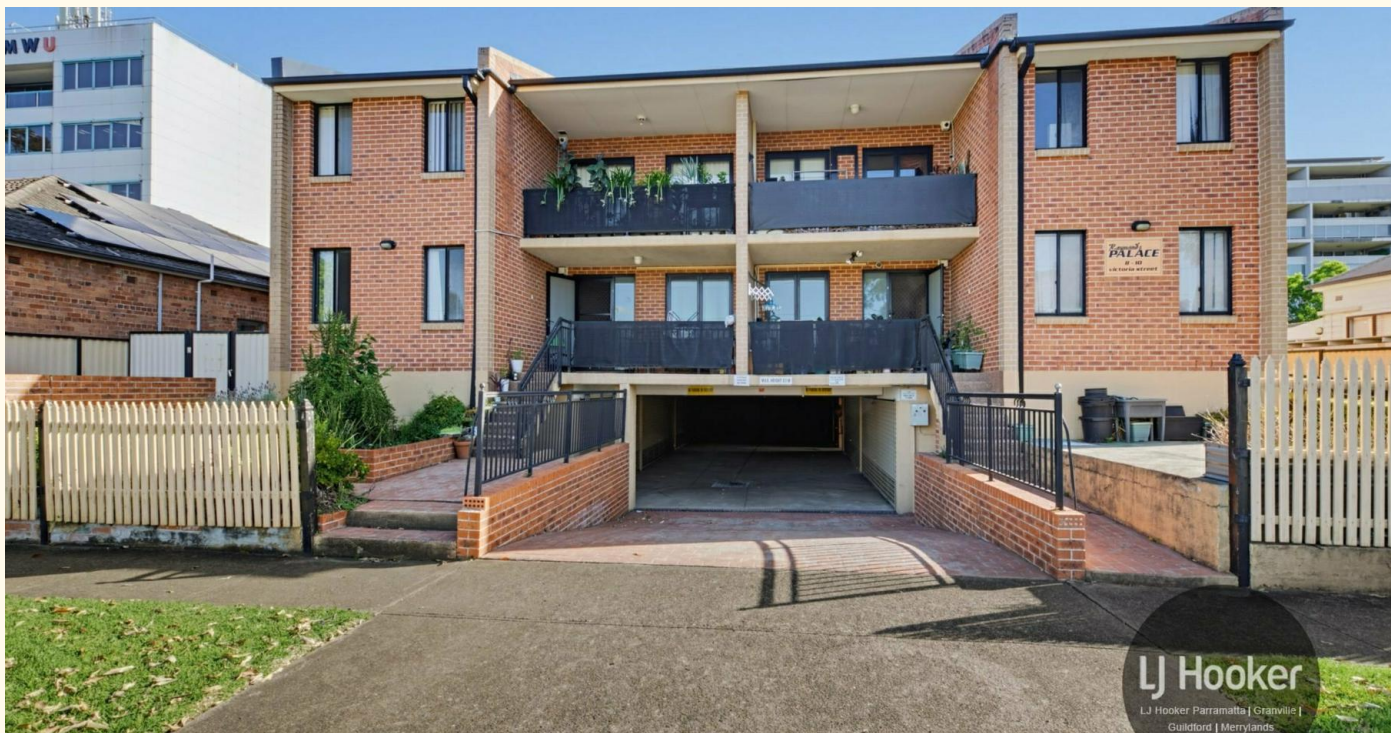




2/8-10 Victoria Street, Granville

## Prime Location —Walk to Station, Shops, Schools & Parks

Positioned in a highly convenient pocket of Granville, this unit enjoys a private entry and an exclusive verandah. Moments from Granville Station, local amenities, and Parramatta CBD, it offers an outstanding combination of convenience and practical living.

Featuring a functional layout and a rare double lock-up garage, this affordable unit presents an excellent opportunity for first-home buyers, astute investors, or anyone seeking effortless access to public transport, schools, and shopping.

### MAIN FEATURES

- Private entrance & exclusive verandah for relaxation
- 2 bedrooms, all with built-in wardrobe
- Gas kitchen with plenty of storage
- Separate dining and lounge
- Tiled bathroom separate shower and bathtub
- Laundry, plus a second toilet.
- Lock up double garage
- Total 115 sqm living 85sqm

### OUTGOINGS

Strata \$1,286 per quarter - Council \$362 per quarter - Water \$226 per

2 1 2

### FOR SALE

\$530,000

### VIEW

By Appointment

### AGENTS

Soon Tee  
0420 966 377  
Soon.Tee@ljhooker.com.au

Ronica Leung  
0451 373 888  
ronica.leung@ljhooker.com.au

### AGENCY

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

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



quarter

#### LOCATION HIGHLIGHTS:

- 6 mins walk to Granville Station
- 4 mins drive to Granville Tafe & Granville public School & Granville Boys High School, Holy Trinity Primary School & Delany College
- 5 mins drive to Granville Swimming Pool & The Granville Centre
- 6 mins walk to F.S Garside Park
- 4 mins drive to Harris Park Station
- 6 mins drive to Parramatta CBD and easy access to M4 Motorway and Woodville Road

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#### MORE DETAILS

Property ID                      2HNAF9E  
Property Type                  Unit

**Soon Tee 0420 966 377**

Area Specialist | [Soon.Tee@ljhooker.com.au](mailto:Soon.Tee@ljhooker.com.au)

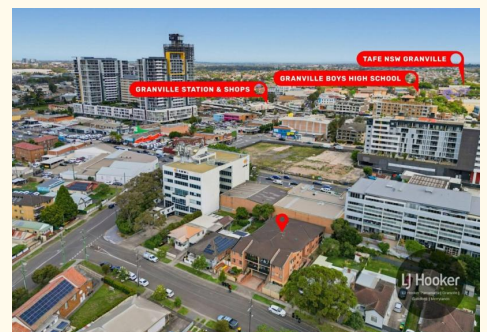
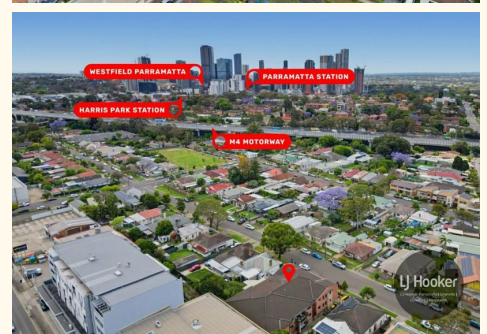
**Ronica Leung 0451 373 888**

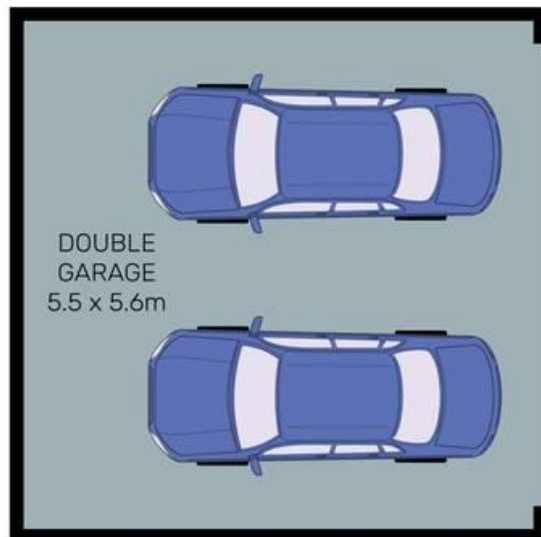
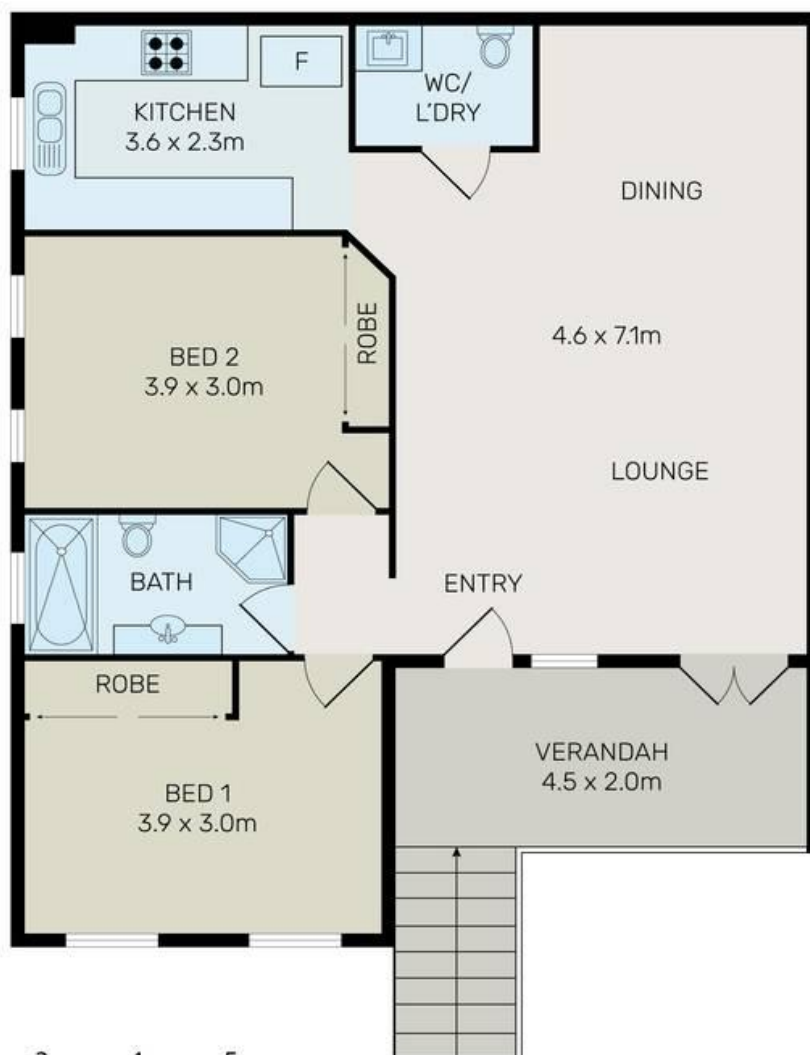
Sales Associate to Soon Tee | [ronica.leung@ljhooker.com.au](mailto:ronica.leung@ljhooker.com.au)

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