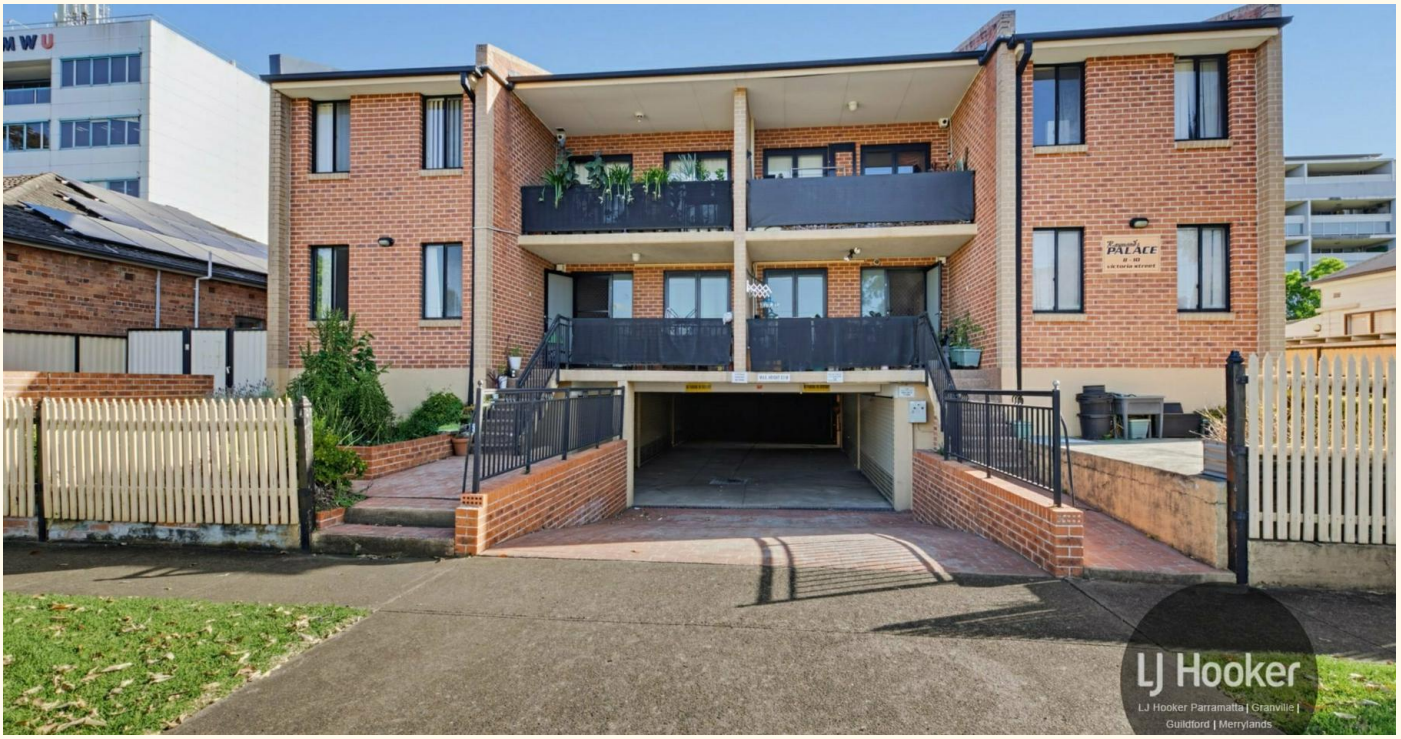








2/8-10 Victoria Street, Granville

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
- Current rent $570pw. Tenants want to stay.
- Total 115 sqm living 85sqm

OUTGOINGS

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.

2 1 2

FOR SALE
$530,000

VIEW
Sat 21st Nov @ 3:45PM - 4:15PM

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

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

Disclaimer: LJ Hooker Granville (including its principal and employees) has taken care to ensure the information in this advertisement is accurate and obtained from reliable sources but gives no warranty and accepts no liability for any errors, omissions or misstatements. All images, plans and measurements are indicative only and not to scale. Some photographs may include virtual styling or digitally enhanced images and are for illustrative purposes only. Any prices, figures or rental returns are provided as a guide only and do not constitute representations or guarantees. Interested parties.

MORE DETAILS

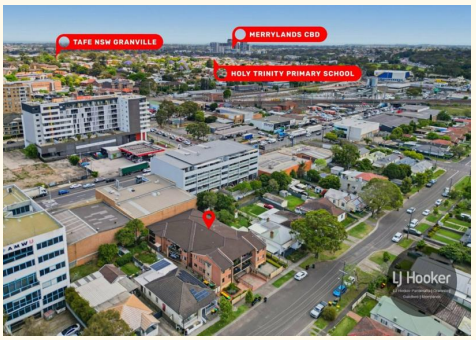
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Property Type	Unit

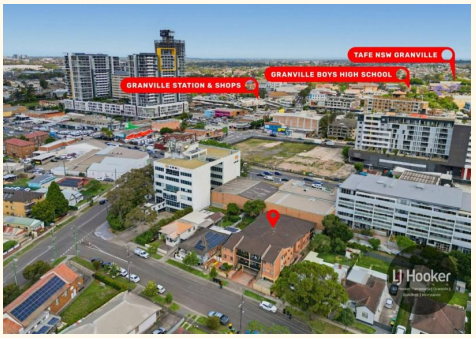
Soon Tee 0420 966 377
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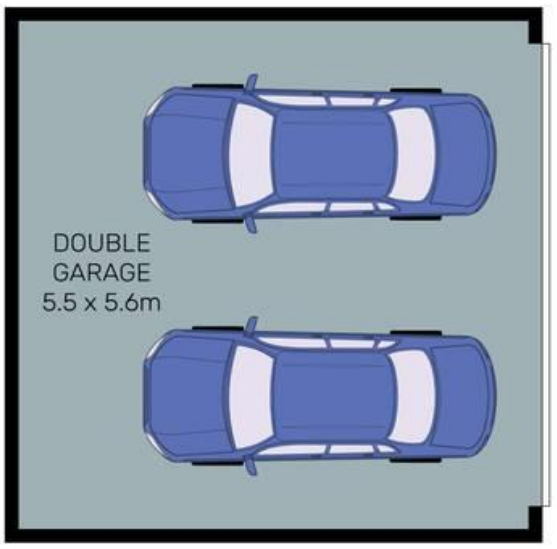








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LJ Hooker