







3/35 Enid Avenue, Granville

Ground-Floor Apartment - Prime location

Beautifully presented, near-new two-bedroom apartment positioned on the ground floor, offering easy access and low-maintenance living in a highly convenient location. Just a short 3-minute walk to local shops and Granville Train Station, this home is perfect for downsizers, first home buyers or savvy investors.

Features include:

- 2 generous bedrooms with built-in robes
- Fully tiled bathroom with combined shower and bathtub
- Modern kitchen with gas cooking and stone benchtops
- Spacious, light-filled living and dining area with access to a private front courtyard
- Split-system air conditioning
- Ground-floor position for easy accessibility
- Secure basement car space plus storage cage

Location Highlights:

- Approx. 5 minutes walk to Granville Train Station and Granville Place Shopping Centre
- Walking distance to Granville Park and Granville Swimming Centre

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FOR SALE
$580,000

AGENTS
Soon Tee
0420 966 377
Soon.Tee@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.

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- Approx. 35 minutes by train to Sydney CBD

Outgoings:

Strata: $862.5 approx
Total area: 131sqm
Internal living area: 114sqm

Contact the team today for more information or to arrange an inspection.

MORE DETAILS

Property ID	2GPTF9E
Property Type	Unit
Land Area	116 m2

Soon Tee 0420 966 377
Area Specialist | Soon.Tee@ljhooker.com.au

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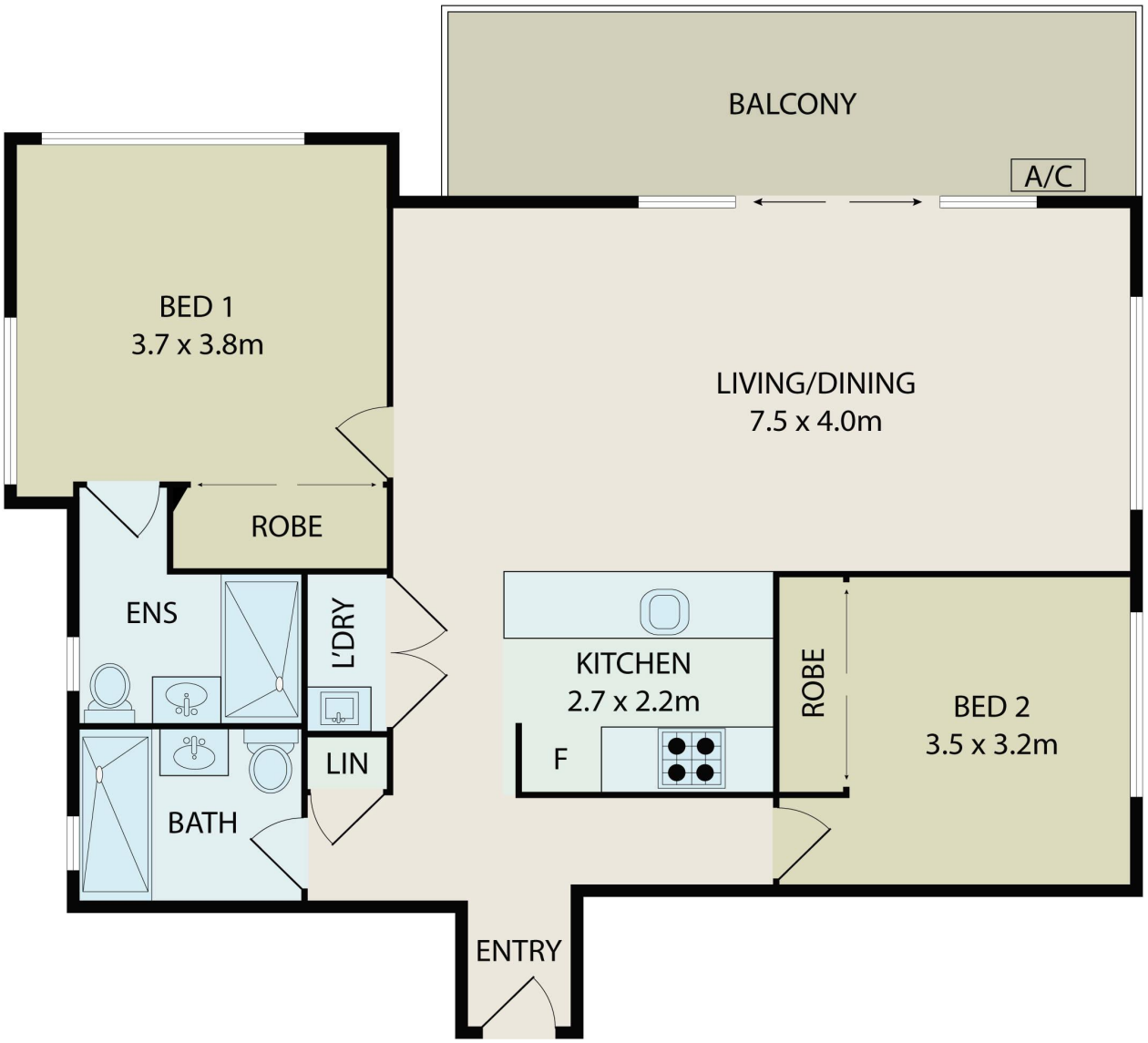








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