



4/37 Elizabeth Street, Granville

## MODERN APARTMENT WITH DOUBLE LOCK UP GARAGE

Perfectly positioned in the heart of Granville, this top-floor double brick apartment offers generous proportions, modern finishes and multiple outdoor spaces—all within walking distance to every convenience.

Freshly painted and ready to move in, the home is ideal for first-home buyers, downsizers or investors looking for strong rental returns in a prime location.

### Property Features:

- Double brick construction on the top floor
- Spacious open plan living area with air-conditioning
- Polyurethane/stone kitchen with stone benchtops, island bar & dishwasher
- 2 bedrooms with built-in wardrobes & private balconies
- " Master bedroom with ensuite & air-conditioning
- " 3 balconies in total—ideal for natural light & airflow
- Main bathroom with separate shower & bathtub
- Freshly painted, with ceiling fans throughout
- Large double lock-up garage for secure parking & storage

### Outgoings (approx):

- Strata: \$930 per quarter

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.

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**FOR SALE**  
\$575,000

### AGENTS

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### AGENCY

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

 **LJ Hooker**

- Council: \$346 per quarter
- Water: \$251.23 per quarter

Additional Information:

- Total area size: 126SQM
- Registered age: 2004
- Rental potential: \$600 - \$650PW

Location Highlights:

- Walk to Granville Station, shops, TAFE, schools, childcare centres, parks, public library & swimming pools
- Just a short drive to Parramatta CBD

**MORE DETAILS**

Property ID	2GAZF9E
Property Type	Unit
House Size	126 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Intercom
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Security Access

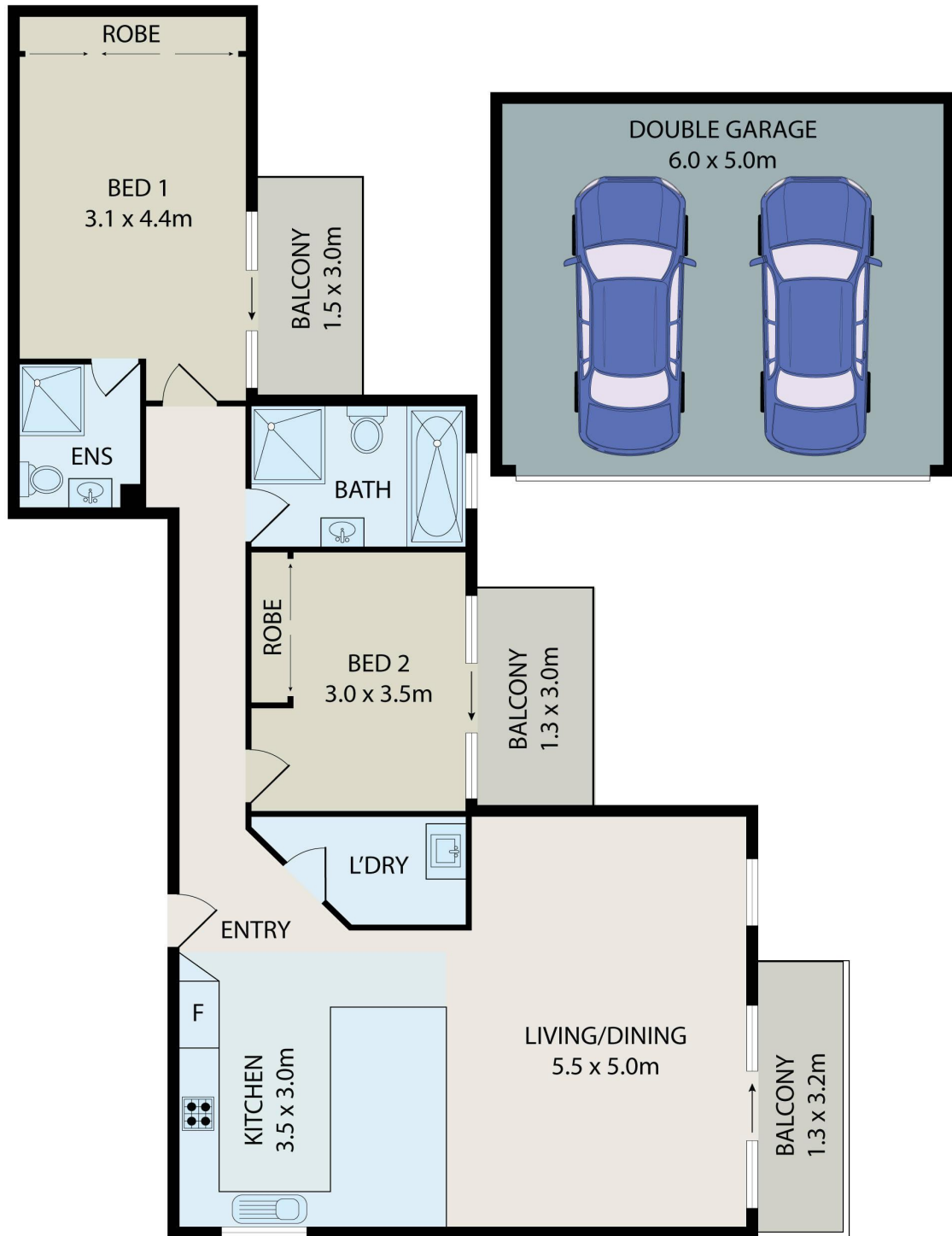
**Joseph Nasr 0405 824 646**

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