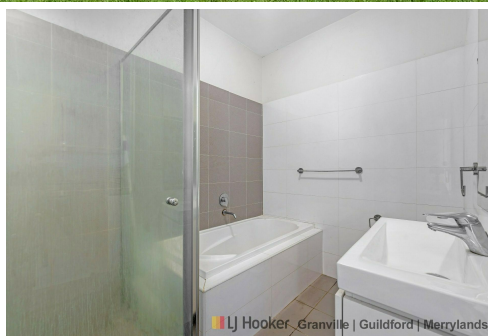




LJ Hooker Granville | Guildford | Merrylands



## Granville, 9/195-199 William Street

SOLD by David Matkovic 0450 747 981

LJ Hooker Granville | Guildford | Merrylands is proud to present this top opportunity to invest or move in.

Within walking distance to shops, public transport and schools, this is truly set in a fantastic location.

- \* Easy access to M4 motorway, shops, schools and Parramatta City
- \* Short walk to Merrylands Train Station and Shops
- \* Currently rented at \$490 p/w on a periodic basis. (Expired lease)
- \* 2 great sized bedrooms with built in wardrobes
- \* Spacious and light filled open plan living and dining area
- \* 2 fully tiled bathrooms, ensuite to main, one with separate shower and bathtub
- \* Secure basement with lock up garage

Strata - \$768.43 + Capital works \$536.62 per quarter



**Disclaimer:** 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

2

1

**For Sale**

\$367,000

**View**

[ljhooker.com.au/2C0GF9E](http://ljhooker.com.au/2C0GF9E)

**Contact**

**David Matkovic**

0450 747 981

[David.Matkovic@ljhooker.com.au](mailto:David.Matkovic@ljhooker.com.au)

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**(02) 9637 8555**

Water \$163.20 per quarter  
Council \$315 per quarter

## More About this Property

|               |         |
|---------------|---------|
| Property ID   | 2C0GF9E |
| Property Type | Unit    |
| House Size    | 102 m²  |

### David Matkovic

Area Specialist & Business Development Manager |  
David.Matkovic@ljhooker.com.au

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

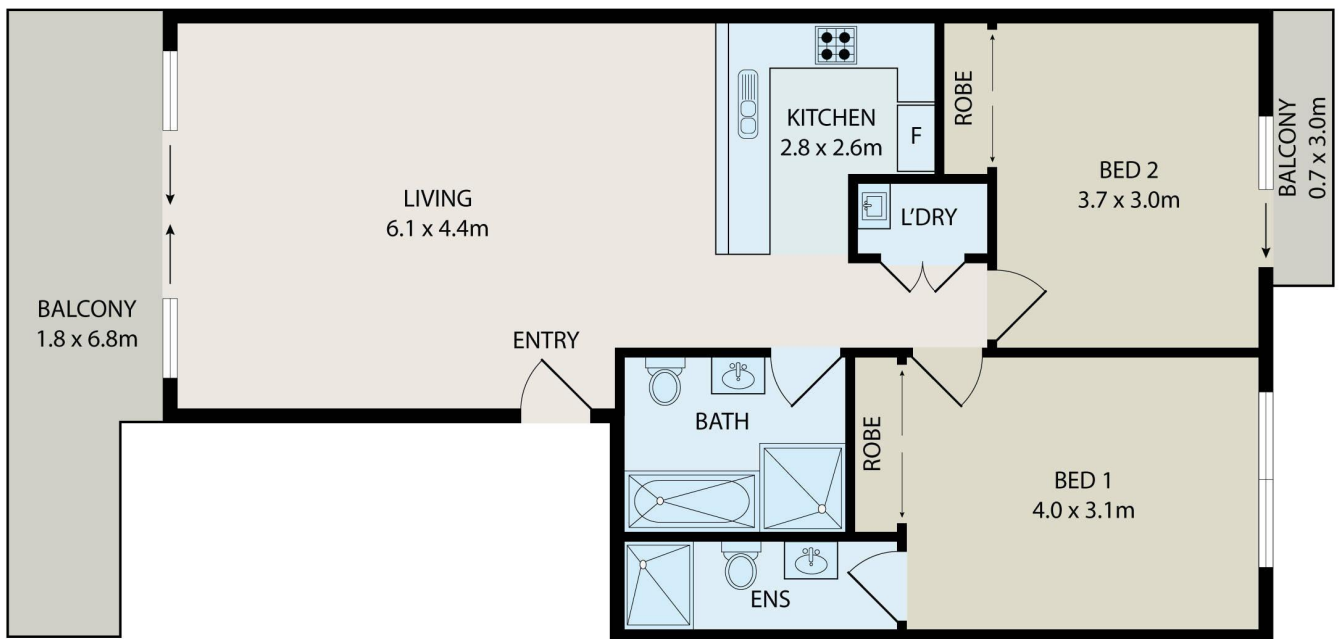
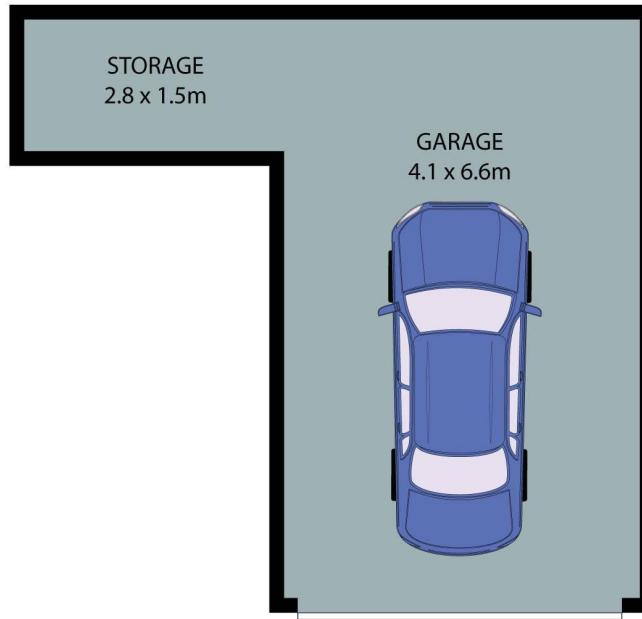
42 South Street, GRANVILLE NSW 2142  
granville.ljhooker.com.au | granville@ljhooker.com.au



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9/195 William Street, Granville



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