



FOR SALE

MODERN 2 BEDROOM APARTMENT

Discover this stunning two-bedroom apartment located in a high-quality, modern complex in a peaceful setting, just a short walk to Granville Station, local schools, TAFE Granville, and shops. Enjoy the convenience of being only a brief drive from Parramatta CBD.

This two-bedroom apartment includes built-in wardrobes, a main bathroom with a bathtub, and an ensuite connected to the main bedroom. Featuring contemporary amenities, the property offers an open-plan living design with a spacious dining area separate from the bright lounge, which opens onto a large balcony. The apartment comes with two parking spaces and a dedicated storage cage, covering a total lot size of 115m². It is finished with floorboards throughout and features a modern kitchen with ample storage, gas cooking, and a dishwasher.

Property features:

- Open-plan living area
- Modern facilities and amenities
- Spacious dining area separate from the lounge
- Sun-filled lounge with access to a generous balcony
- Two bedrooms with built-in wardrobes
- Main bathroom with bathtub
- Ensuite in the main bedroom
- Modern kitchen with ample storage, gas cooking and dishwasher
- Internal laundry
- Two car spaces with a secured storage cage
- Floorboards throughout
- Walking distance to shops and train station
- Approx. 850m to Granville Public School
- Approx. 900m to TAFE Granville
- Easy access to M4 Western Motorway for seamless city commuting
- Total lot size of 115m²

Outgoings:

- Council rates: approximately \$393 per quarter
- Water rates: approximately \$207 per quarter
- Strata levy: approximately \$1,265 per quarter

2 BED | 2 BATH | 2 CAR

PRICE:
\$570,000

OPEN FOR INSPECTION:
Apr 25 at 10:00am - 10:30am



Dinh Ung
0413817600
dinh@atrealty.com.au
www.atrealty.com.au



FLOOR PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

7/121 Railway Parade, Granville

NOT TO SCALE, ALL MEASUREMENTS ARE APPROXIMATE METRES, DRAWN FOR PRESENTATION PURPOSES ONLY
 DISCLAIMER: While care has been taken in the preparation of these particulars, no responsibility is accepted for the accuracy of the whole or any part and interested persons are advised to make their own enquiries and satisfy themselves in all respects.

