

8/35 BLAXCELL STREET  
GRANVILLE



# FOR SALE

CONVENIENTLY LOCATED APARTMENT – NEST OR INVEST

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Perfectly suited to first-home buyers and astute investors, this well-presented first-floor apartment offers secure entry and an unbeatable location in the heart of Granville. Move straight in or lease it out immediately—this is an outstanding opportunity to secure a quality property in a thriving and rapidly growing suburb.

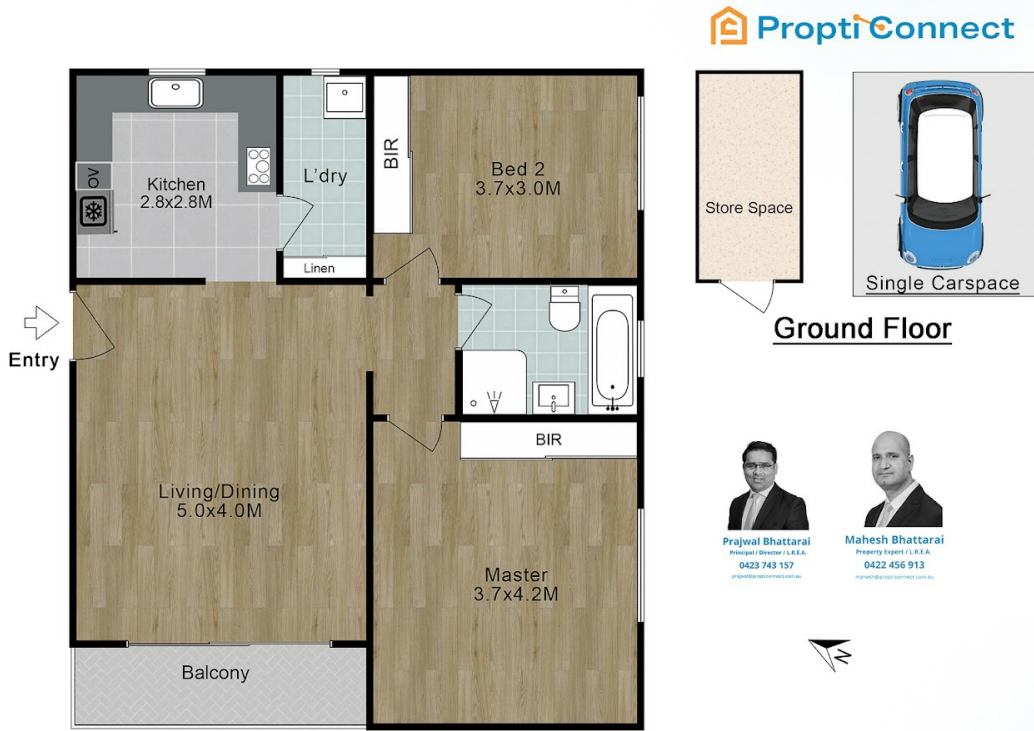
#### Property Features

- Bright and spacious open-plan living and dining area with direct balcony access
- Two generous bedrooms, including a main bedroom with a built-in wardrobe
- Well-appointed kitchen with ample cupboard and storage space
- Large bathroom featuring both a separate bathtub and shower
- Internal laundry
- Floorboards throughout
- Oversized storage room located on the basement level
- Single dedicated car space

PRICE: \$430,000 - \$470,000

OPEN FOR INSPECTION: Jun 27 at 2:00pm - 2:30pm

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**U8/35 BLAXCELL ST, GRANVILLE NSW 2142**