

# 1/9-11 Boundary Street, Granville, NSW 2142

 buymyplace

## Sold Apartment

Saturday, 13 April 2024

1/9-11 Boundary Street, Granville, NSW 2142

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 112 m2

Type: Apartment



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1300289697

**Range: \$480,000 - \$560,000**

Phone Enquiry ID: 227517 This contemporary apartment offers everything you need for convenient living. Located on the first floor means you walk up and down the minimum number of stairs to get home. Inside you'll find an open floor plan which flows onto the large street facing balcony with a Northern aspect and views of Parramatta CBD, easy access to all amenities with only a 15-minute walk to Harris Park train station and 20 minutes to Parramatta Westfield, CBD, and train station. Situated in a prime location this is an excellent opportunity for both the owner occupier and investor alike. Full brick construction and approximately 112m<sup>2</sup> in total allotment. - First floor unit - 2 bedrooms both with built ins. - 2 x balconies - 2 x toilets (1.5 bathrooms) - Floorboards through the property - Kitchen with stone benchtops - Large living area with North facing balcony with Parramatta skyline views. - Master bedroom with built-ins plus private balcony - Second bedroom with built-ins and North facing window. - Modern main bathroom with separate shower and spa bath. Newly installed vanity. - Second toilet with wash basin, cabinet, and shelf. - Renovated internal laundry with new benchtop, tiles, and cabinets. - Large single lock up garage (19 m<sup>2</sup>) - Secure building with CCTV cameras, intercom access. Clean and well maintained common areas. Approximates Rates per quarter. Strata \$978, Water \$180, Council \$316