

**1 Pearson Street, Granville, Qld 4650**



**House For Sale**

Tuesday, 12 March 2024

1 Pearson Street, Granville, Qld 4650

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 830 m2**

**Type: House**



Rachel Ellis

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## Offers Over \$495,000

This fully renovated dual living, air-conditioned home also has wide wrap around verandas on two sides where you can sit and enjoy those cool afternoon breezes. There's two large bedrooms upstairs and a brand new kitchen with a good sized coffee nook/breakfast bar and a dishwasher to make life easier. A beautiful, polished floor is a stand out feature for this area which also boasts a relaxed dining space on this level. The wood fire is ideal for those cold nights and is nicely positioned in between the lounge and dining room. With the home situated more to the front of the 830m<sup>2</sup> block it allows a great back yard space to accommodate a pool or large shed if required. There's currently a 3m x 3m garden shed in place and a surrounding 6ft timber fence. The front yard is individually fenced with modern aluminium fencing and sliding driveway gate for ease of operation. The undercover carport has drive- thru access to the back yard. This home is positioned close to all shops, servo, Granville School, Brendan Hansen Park and the Granville Tavern. It doesn't get much better than this for convenience. This property has had major renovation to make it as comfortable as possible with everything done for the new owner. \$600,000 negotiable

UPSTAIRS: Brand new kitchen  
New bathroom with walk in shower  
Two large a/c bedrooms  
New carpets  
Wood Heater  
Internal stairs  
Wide L-Shaped verandahs (fully lined ceiling)

DOWNSTAIRS: Kitchenette  
Bathroom  
Bedroom  
Lounge/dining area  
Laundry  
Office