

**169 Mona Street, South Granville, NSW 2142**

**House For Sale**

Friday, 10 May 2024



169 Mona Street, South Granville, NSW 2142

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 455 m2**

**Type: House**



Zeth Grant  
0416179782



Zoran Cvetkovski  
0411304466

## AUCTION | 8/06/24 @ 12.30 PM

John B Grant Real Estate is proud to offer 169 Mona Street, South Granville to the marketplace. Welcome to your dream family home, nestled in a serene setting and meticulously renovated, this stunning 4-bedroom residence offers the perfect blend of comfort and sophistication. As you step inside, be greeted by the seamless flow of tiled floors throughout, complemented by ducted air conditioning for year-round comfort. Each bedroom boasts built-in wardrobes, providing ample storage space for your family's needs. The heart of the home features an inviting open-plan gas kitchen with a meal area, ideal for creating culinary delights and hosting memorable gatherings. Relax and unwind in the spacious lounge room, where natural light pours in, creating a warm and inviting ambiance. Indulge in luxury with a full bathroom and en-suite, offering a retreat-like experience. Additionally, side access leads to a large garage with a workspace, perfect for the hobbyist or DIY enthusiast. The garage also houses a convenient laundry and bathroom for added functionality. With plenty of off-street parking available, accommodating guests is a breeze. Plus, enjoy the convenience of backing onto the picturesque Roy Godfry reserve, providing a tranquil backdrop and opportunities for outdoor recreation. Don't miss out on the opportunity to make this your forever home in South Granville. Contact us today to arrange a viewing and start living the lifestyle you deserve!

Built-in : 1950's approximately Renovated 2022  
approximately Zoned: R2 Low Density Residential Council Rates \$399.00 per quarter approximately Water Rates \$274.75 per quarter approximately Potential rental return is up to \$52,000 PA approximately Terms of Auction\* 10% deposit\* 42 day settlement period\* All offers must be made in writing\* Any changes to the contract of sale must be received prior to the Auction day\* This property will be SOLD Open house Saturday from 12.00 to 12.30 pm or by appointment The Auction will be held on-site at 12.30 pm Saturday 8th June 2024