

**172 Arnaud Street, Granville, Qld 4650**

**CENTURY 21.**

**House For Sale**

Monday, 3 June 2024

172 Arnaud Street, Granville, Qld 4650

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 857 m2**

**Type: House**



Julie Hodgson  
0475060794

## Offers Over \$449,000

Awaiting its new owners, this property boasts incredible sheds and a three bedroom family home which is vacant and ready for its new family! The well designed home offers a separate dining area which is located off the kitchen, two additional rooms that could be utilised as a lounge room, teenage retreat, home office or whatever suits your lifestyle best! But the allure of this property extends beyond its interior comforts – within the fully fenced 857m<sup>2</sup> block is an impressive shed space, with a 3m x 9m fully powered shed, connected via an apron area to a further 6m x 6m non-powered shed at the rear. This really is an incredible space for hobbyists, vehicles and so much more! Features to love: - 3 bedrooms (including ensuite to the main bedroom) with built-in wardrobes - Split system air-conditioner to the main living area - Ceiling fans - Separate bathroom - Separate toilet - 2 side access to rear of property - 6m x 9m powered shed plus a 6m x 6m non-powered shed - Water tank for irrigation You need to inspect this property to fully appreciate its potential – call Julie Hodgson now for an appointment!