

**30 Illalong Street, Granville, NSW 2142**



**House For Sale**

Thursday, 15 February 2024

30 Illalong Street, Granville, NSW 2142

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 493 m2**

**Type: House**



Paulette Ghaleb

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## Auction

Nestled on a lovely level parcel of land of 493 sqm approx. with a huge 18.41 metre frontage, this neat home at 30 Illalong Street, Granville offers an array of possibilities and presents a fantastic opportunity for home buyers, investors, and developers alike. Conveniently located within minutes' drive from Parramatta CBD with both Merrylands and Granville shops, station, and amenities also nearby, Notable features include: \* 4 Bedrooms (two with built ins) \* Separate living & dining area \* Updated kitchen and bathroom \* Laminate timber floors \* Covered outdoor entertaining area \* Lock up garage with ample off-street parking \* Zoned R2 Low Density \* Land Area - 493.21 sqm approx. \* Huge -18.41 metre frontage approx. \* Knock down and build your dream home (subject to council approval) \* Granny flat potential (subject to council approval) \* Set within 350 metres from Holy Trinity Primary School and Delany College \* Minutes' Drive to Parramatta CBD and M4 \* Easy reach to Granville train station, Granville TAFE, Granville Boys High, Granville Public School \* Only 1km approx. to Merrylands Station \* Great opportunity to take advantage of future growth in the Granville Town Centre precinct.