

8/34-36 Boomerang Street, Granville, NSW 2142



Unit For Sale

Friday, 3 May 2024

8/34-36 Boomerang Street, Granville, NSW 2142

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 132 m2

Type: Unit



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CONTACT AGENT

Haven't found the unit your looking for? Looking for convenience or a sense of comfort, welcome to perfect harmony. This splendid and well-proportioned ground floor 2-bedroom unit is so attractive with the many features on offer. In particular, one highlight that stands out is the 2 courtyards located at the front and the back where you can enjoy a beverage or relax with a book in hand after a hard day's work or to entertain family/guests during time of events. Nestled away in a quiet street but with easy access to Granville main shopping strip, Granville college/TAFE campus, medical centre, schools, parks and train station. Head to Parramatta Westfield or Merrylands Stockland Mall for all your shopping needs. This property is both appealing to a lot occupier or the astute investor, currently renting to NSW LAND & HOUSING CORPORATION. Are you curious? If so, enquire today and book an inspection to view the:-

- Approx. 132sqm of total area
- 2 bedrooms with built in robes
- Master bedroom with ensuite
- Open, tiled and spacious living areas
- Modern kitchen with gas cooking and stainless-steel appliances and granite benchtops
- A kitchen so large and ample enough to store essentials
- Good size bathroom with a bath tub
- Internal laundry
- 2 courtyards
- Secure car space
- Storage cage

****Investors alert**** Weekly rent potential of \$580 - \$600 Approximate quarterly outgoings:

- Strata rates: \$773.10
- Council rates: \$346.60
- Water rates: \$178.42

Inspections available on Saturdays or by appointment. For all inquiries, please contact: Bill A. Hussein | 0410 099 965 Varun Sharma | 0451 090 160" Rent Buy Real Estate Auburn, along with its directors, employees, and related entities, believes that the information contained herein is gathered from reliable sources. However, no representation or warranties of any nature whatsoever are given, intended or implied. Interested parties are advised to conduct their own inquiries."