

# 83 The Trongate, Granville, NSW 2142



## House For Sale

Friday, 16 February 2024

83 The Trongate, Granville, NSW 2142

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 385 m2

Type: House



Ron Regmi  
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Bijay Gyawali  
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## Just Listed

Multidynamic Auburn is thrilled to present this exquisite property, ideally suited for either a charming first-time homebuyer or an astute investor. Nestled in a coveted location, this meticulously maintained residence is situated on a generously sized block, boasting expansive living areas, a modern kitchen, and three welcoming bedrooms. Upon arrival, you'll be welcomed by a bright and spacious living room bathed in natural light. The contemporary kitchen is fully equipped with excellent appliances and ample storage, creating a seamless environment for preparing delightful meals for both family and friends. Whether you're a family or an investor, this property provides an ideal sanctuary. Additional features of this residence include: \* Prime location, within walking distance to all essential amenities \* High ceilings throughout the property and a raked ceiling in the light filled combined living/dining area \* Generously sized block, approximately 385m<sup>2</sup> and 12.19 m Frontage \* Floating timber floorboards throughout the property \* Three well-proportioned bedrooms, with two featuring mirrored built-ins \* 2 Fully equipped bathrooms \* Impeccable kitchen features, including a freestanding 4-burner gas cooktop, oven, built-in range hood, and ample storage \* A dedicated combined bathroom/laundry area \* Fully covered and tiled alfresco for perfect summer days \* At the rear, a one-car detached lockup garage converted into a bedroom with storage at the front \* Artificial turf to the backyard and vegetable bed throughout the backyard \* Brick house construction \* 6.6 KW Solar already installed to assist with your electricity bill \* Freshly painted \* Charming porch overlooking the Parramatta skyline For those who value proximity, discover the convenience of having schools and shopping centers within a 10-minute radius: \* Approximately 450 meters to Granville Woolworths \* Approximately 400 meters to Early Education Family Day Care \* Approximately 900 meters to Clyde train station \* Approximately 900 meters to Granville East Public School \* Approximately 900 meters to Holy Family Primary School \* Approximately a 10-minute drive to Parramatta CBD \* Approximately a 15-minute walk to Granville Boys High School \* Approximately a 15-minute stroll to Granville Station Homes in such a sought-after locale are a rare find and are not expected to linger on the market for long! If you find yourself intrigued, feel free to reach out to Ron at 0452 106 614 for more detailed information. Disclaimer: Multi Dynamic asserts that all information presented here is true and accurate to the best of our knowledge and is not intended to mislead. Nevertheless, we encourage all interested parties to conduct their own thorough research before making any decisions.