

9/33-35 Crown Street, Granville, NSW 2142



Unit For Sale

Wednesday, 12 June 2024

9/33-35 Crown Street, Granville, NSW 2142

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 96 m2

Type: Unit



Marco SarkisAlwan
0417293211

\$430,000 - \$460,000

Conveniently located on the fringe of cosmopolitan Parramatta CBD, this spacious 2 Bedroom apartment ticks all the boxes. Offering generous separate living and dining areas with split system air conditioning, modern kitchen with electric cook-top and under bench oven/grill. Two great size bedrooms with mirrored wardrobes. Modern style bathroom with a separate shower & the luxury of a bath tub. Internal laundry with storage cupboards and an added bonus of a clothes dryer. Enjoy the tranquillity on your private balcony soaking up the sunny days. This apartment has an easy flow living area with timber flooring and down lights throughout, and a secure lock up garage. Located within a short distance to Ollie Webb Reserve, Schools, Parks, M4, Transport and ideally positioned for rapid access to both the Parramatta CBD and Merrylands shopping Centre and station. Ideal Investment opportunity! Or a great place to call home! The choice is yours! All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties/persons should rely on their own enquiries. Outgoings:- Strata Rates: \$1,157 P/Q (approx.)- Council Rates: \$316 P/Q (approx.)- Water Rates: \$178 P/Q (approx.)- Current Rent: \$450.00 P/W (Potential Rental Return \$500 per week)