

**Upon Request, Granville, NSW, 2142**

**Raine&Horne.**

**House For Sale**

Tuesday, 5 November 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Renovated Family Home on Huge R3 Block with High Rental and Redevelopment Potential

### Renovated Family Home on Huge R3 Block with High Rental and Redevelopment Potential

A redevelopment opportunity in the heart of Granville, this renovated large family home is located in a quiet neighborhood and situated in a convenient location, being a short distance to local shops (600m\*), Granville Public School (750m\*), Granville TAFE (500m\*), Granville Railway Station (1.2km\*), and is approximately a 3.5km drive to Parramatta CBD and 5.7km to the M4 Western Motorway.

#### Property Features:

- Expansive Land Size 1,226sqm\*
- Street Frontage of 15.1m\*
- Three generous sized bedrooms
- Renovated kitchen with ample storage
- Large living room with a fireplace
- Separate dining room
- Renovated modern bathroom
- Front sunroom overlooking garden and street
- Rear laundry with shower, extra storage & sperate toilet
- 36sqm\* rear workshop/studio/office with tiled floor and power source
- Undercover entertainment area with large backyard & featured gazebo
- Side driveway accommodating up to 4 car spaces
- The property is freshly painted

Rental estimate: \$1000 - 1250 per week (combined house and workshop rental)

#### Zoning:

- Zoned R3 Medium Density Residential
- FSR 0.6:1
- Max height limit 15m
- Potential redevelopment (STCA)

(\*approximately)

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