

12/35 Enid Ave, Granville, NSW 2142

Auction

Unit 2 2 1



## Modern 2-Bedroom Apartment in a Prime Location

Beautifully presented, near-new two-bedroom apartment set in a convenient location, just a 3-minute walk to local shops and Granville Train Station.

Features include:

- \* 2 generous bedrooms with built-in wardrobes, main with ensuite
- \* Fully tiled bathroom with combined shower and bathtub
- \* Modern kitchen with gas cooking and stone benchtops
- \* Spacious, light-filled living and dining area with balcony access
- \* Split-system air conditioning
- \* Secure basement car space plus storage cage
- \* Ideal for first home buyers or a fantastic investment opportunity.

Location Highlights:

- \* Approx. 3½ minutes walk to Granville Train Station and Granville Place Shopping Centre
- \* Walking distance to Granville Park and Granville Swimming Centre
- \* Approx. 35 minutes by train to Sydney CBD

Outgoings:

- \* Strata: \$996.5 Water: \$280 Council: \$395
- \* Total area: 116sqm
- \* Internal living area: 98sqm

### Open for Inspection

Sat, 07 Feb 2026 - 10:45 AM to 11:15 AM

### Auction Details

On Site 21/02/2026 at 10:30 AM

### Listed By

Soon Tee

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Listing Number: 3520545