



**12/165 Clyde Street (South), Granville**  
**FOR SALE**



**For Sale | Spacious, Bright, and Convenient!**

Welcome to this rare opportunity - an expansive two-bedroom unit nestled within an exclusive boutique complex, the sole one of its kind in South Granville. This inviting residence is designed with high ceilings and a spacious living area connected to a large covered balcony with a park view ideal for BBQ/outdoor entertaining with family and friends.

Conveniently situated near train stations, Auburn Botanical Garden, Duck River walk, this location also places you within easy reach of schools, shops, dining venues, cafes, playgrounds and sports grounds—offering unparalleled lifestyle convenience. This home will be an ideal option for a first-time buyer, downsizer, or investor; it won't last long and an inspection is a must!

**Features:**

- Two spacious bedrooms all with built-in wardrobes and access to the balcony, including a master bedroom with an ensuite
- The main bath features floor-to-ceiling tiling, bathtub and a separate shower
- Bright, airy living area with plenty of natural light filling the living area
- Sleek contemporary kitchen complete with gas cooktop, stone benchtops, ducted rangehood, dishwasher and ample storage
- Enjoy the covered balcony and its spaces with the park view, perfect for entertaining
- Complete with luxury touches include high ceilings, air-conditioning and downlights
- Parking and storage includes designated spaces and a storage cage
- Excellent transport links, close to Auburn, Clyde and Granville train stations, with the 908 bus stop at the front of the complex and the M91 bus stop approximately 600m away
- Proximity to schools, shops, restaurants, cafes, playgrounds, sports grounds, Auburn Botanical Garden and Duck River Walk

This apartment presents a rare opportunity, combining expansive living spaces, contemporary comforts, and unbeatable convenience in a highly sought-after locale. Seize the chance to make this exceptional property your next home!

Contact Irving Gunawan Today!

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we



**Irving Gunawan**

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Open

17th Aug 2024 @ 1:30PM - 2:00PM

cannot guarantee it. All interested person/s should rely on their own enquiries.

### Features

2 Toilets  
Built-In Robes  
Dishwasher  
1 Ensuite  
Intercom  
Balcony  
Air Conditioning  
Split System A/C



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**Anik Singh**

Sales Agent - Irving G Property

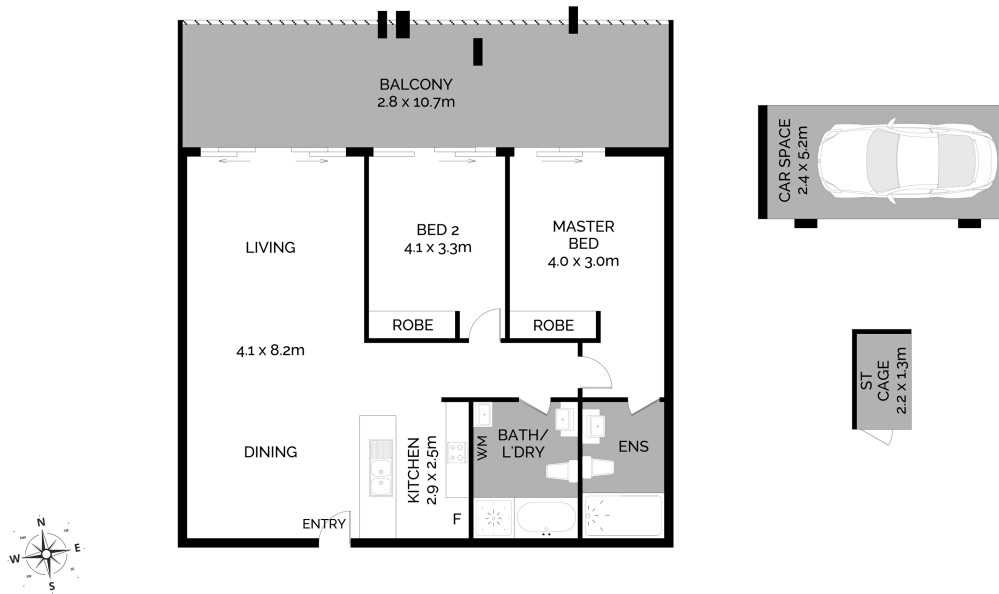
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