

BRIEFING PACK

Substantial 2,522 sqm* Land Holding

1a Glen Street, Granville

McGrath



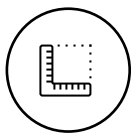
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Frank



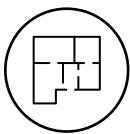
Executive Summary

Property Address	1A Glen Street, Granville NSW 2142	
Legal Description	Lot C in Deposited Plan 355997	
The Offering	1A Glen Street, Granville offers a rare opportunity to secure a substantial 2,522 sqm* landholding in a tightly held Western Sydney location. Positioned privately down a right of way and backing onto Scout Memorial Park, it combines scale, privacy and outlook. Located moments from South Street shops and within walking distance to Granville Station, it provides excellent access to amenities, transport and education. A compelling opportunity with strong future potential.	
Land Area	2,522 sqm*	
Building Area	370 sqm*	
Planning Controls	Council	Cumberland Council
	Zoning	RE1 Public Recreation
	Floor Space Ratio	N/A
	Height Limit	N/A
Sale Process	A 100% interest in 1a Glen Street, Granville is for sale via Expressions of Interest closing on Thursday, 8 October 2026 at 4:00PM (AEST).	
Exclusive Selling Agents	McGrath Joe Wehbe Sales Agent, McGrath Estate Agents +61 402 228 899 joewehbe@mcgrath.com.au	 Anthony Pirrottina Director, Joint Head of South Sydney +61 402 666 093 anthony.pirrottina@au.knightfrank.com

Property Highlights



Substantial 2,522 sqm* land holding directly adjoining Scout Memorial Park



Multiple existing buildings on site



Character freehold on site, offering strong legacy use and future potential (STCA)



Quiet and private setting



Location

Granville is a well-established residential and commercial suburb within the City of Parramatta, located approximately 25 kilometres west of the Sydney CBD. Benefiting from excellent transport connectivity, including Granville Railway Station and direct access to major arterial roads, the suburb is strategically positioned between the Parramatta CBD and broader Western Sydney employment hubs. Characterised by a mix of established housing, local retail precincts, schools and community facilities, Granville offers a diverse and convenient urban lifestyle. Its proximity to significant infrastructure, educational institutions and ongoing investment throughout the Parramatta region continues to underpin strong residential demand and long-term appeal.

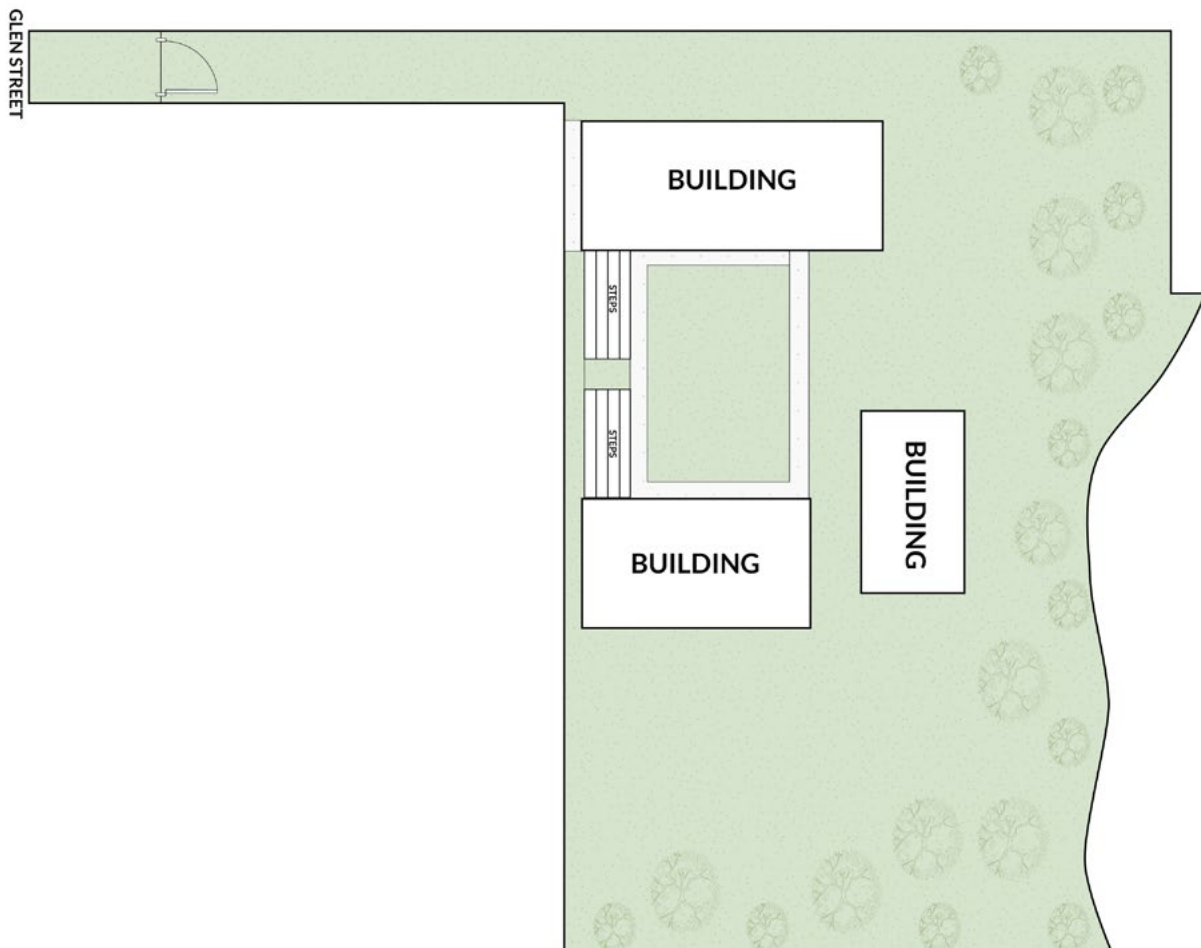
Transport

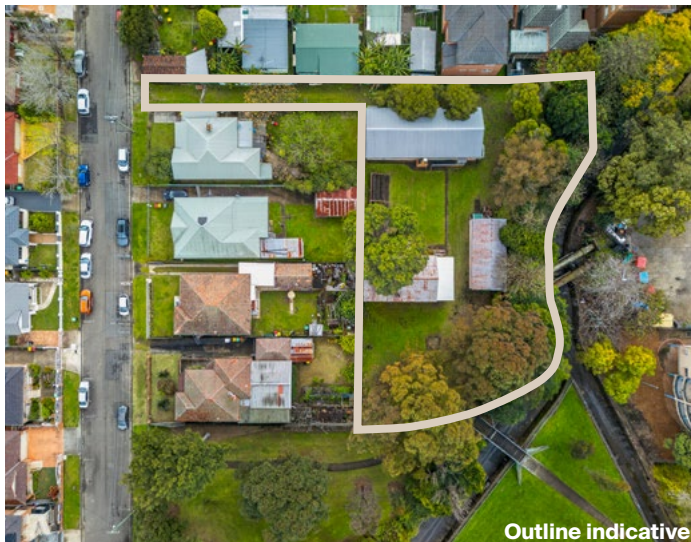
- » 550m* to Granville train station
- » Multiple bus stops on adjoining William Street
- » 5 minutes* drive to M4 Motorway and Parramatta Road interchange

Amenity

- » Directly adjoins Miller Parklands and Cabramatta Creek
- » 500m* to Miller TAFE and library
- » 10 minutes* drive to Liverpool CBD providing a broad range of shopping, employment and health amenity

Floor Plans





Sale Process

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Inspections:

Please co-ordinate all inspections via the exclusive selling agents below.

Exclusive Agents:

McGrath Joe Wehbe

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