



## 12 Tottenham Street, GRANVILLE, NSW 2142

### Charming Federation Era Cottage with Dual Street Frontage in a Prime Location

Positioned in a highly convenient location just moments from Harris Park Train Station, 12 Tottenham Street presents an excellent opportunity for first home buyers and investors alike.

Showcasing charming character with impressive 3-metre-high ceilings, this Federation-era cottage features three well-sized bedrooms, a spacious living room, and a combined kitchen and dining area equipped with natural gas cooking.

Additional highlights include a versatile teenage retreat or home office-ideal for growing families or those working from home. The property also benefits from dual street frontage, offering added accessibility.

Conveniently located within walking distance to public transport, Parramatta Westfield and the CBD, as well as easy access to the M4 Motorway, this property presents an excellent opportunity to purchase a property within moments to Parramatta's CBD.

#### Property Features & Inclusions:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Auction

**INTERNET ID:** 115P14521

#### **AUCTION DETAILS**

4:30pm, Saturday April 11th, 2026

#### **CONTACT DETAILS**

**Toongabbie**

4 Cornelia Road  
TOONGABBIE, NSW  
02 9896 2333

**Alex Georgiou**

0432 578 968

- + 3 bedrooms
- + 1 bathroom with separate shower and bathtub
- + Centrally located kitchen equipped with natural gas
- + 3m high ceiling heights throughout
- + Internal laundry
- + Outdoor storage area with bathroom provisions
- + Home office/Teenage retreat
- + Dual street frontages
- + East facing aspect

Location Highlights:

- + 250m to Harris Park Train Station
- + 500m to Harris Park (Little India)
- + 1km to Parramatta Westfields
- + 1.3km to Parramatta Square light rail
- + 1.1km to James Ruse reserve

Total Size: 303.5sqm

Contact:

Alex Georgiou 0432 578 968

Lachlan Ackroyd-Broadbere 0418 310 385

Disclaimer: All information is gathered from sources we believe reliable however we cannot guarantee it's accuracy. Interested parties should rely on their own enquiries. Some images have been digitally rendered for marketing purposes.

- Land Area 303.50 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1

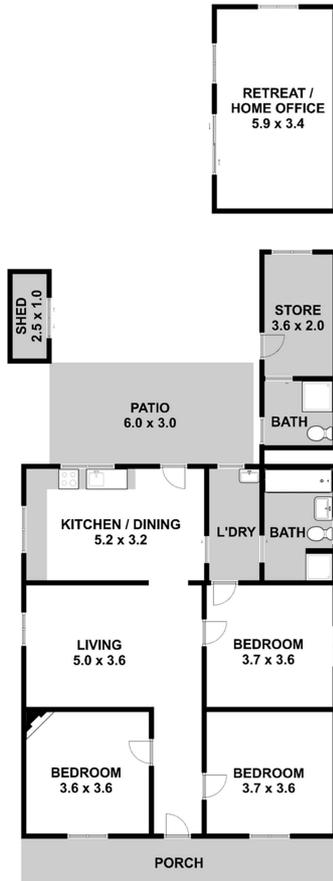




# 12 Tottenham Street, Granville



Please note:  
 Floorplan measurements are a guide only.  
 All dimensions are approximate in their distance and volume.  
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