



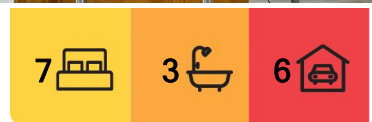
## Chester Hill, 46 Gurney Road

### Spacious Family Home with a Modern Granny Flat

If you are looking for the perfect property with room for the whole family and extra space for extended living, this beautifully presented brick home is complete with a modern two-bedroom granny flat, an opportunity you don't want to miss.

Main Residence:

- 5 spacious bedrooms, including one conveniently located downstairs
- Multiple living areas, including separate living & dining rooms and an external rumpus room
- Timber kitchen with ample space, gas cooktop, stainless steel appliances & dishwasher
- 2 bathrooms, featuring a bathtub and floor-to-wall tiles
- Multiple living areas, including separate living & dining rooms
- External rumpus room great for entertaining or extra versatility
- Stylish floating floorboards, downlights, air conditioning



**For Sale**  
Sold Prior to Auction

**View**  
[ljhooker.com.au/10FVF8E](http://ljhooker.com.au/10FVF8E)

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**(02) 9708 2244**

- 19 solar panels helping to reduce energy costs
- Loads of driveway parking perfect for additional vehicles
- Well-maintained yard and garden shed for added convenience
- Generous tandem garage for secure parking and extra storage
- Land area approximately 676 sqm, providing plenty of outdoor space for the kids to enjoy

#### Granny Flat:

- Only 4 years old, offering a fresh and modern feel
- 2 bedrooms with built-in wardrobes for added convenience
- Spacious living area
- Modern kitchen with stone bench tops & gas cooking
- Immaculate bathroom
- Charming sunroom, perfect for relaxing or entertaining

Located in a prime position close to local schools, shops, this property is ideal for families seeking space, comfort, and investment potential.

**DISCLAIMER:** While LJ Hooker Bankstown Liverpool have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. LJ Hooker Bankstown Liverpool urges prospective purchasers to make their own inquiries to verify the information contained herein.

## More About this Property

<b>Property ID</b>	10FVF8E
<b>Property Type</b>	House
<b>Land Area</b>	676.6 m2
<b>Including</b>	Air Conditioning Balcony Dishwasher Floorboards Built-in-Robes Remote Garage

#### Louie Kazzi 0450 771 000

Sales Agent | louie.bl@ljhooker.com.au

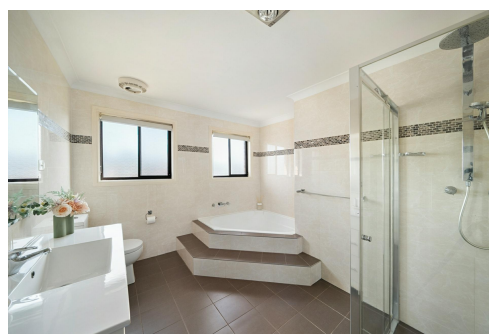
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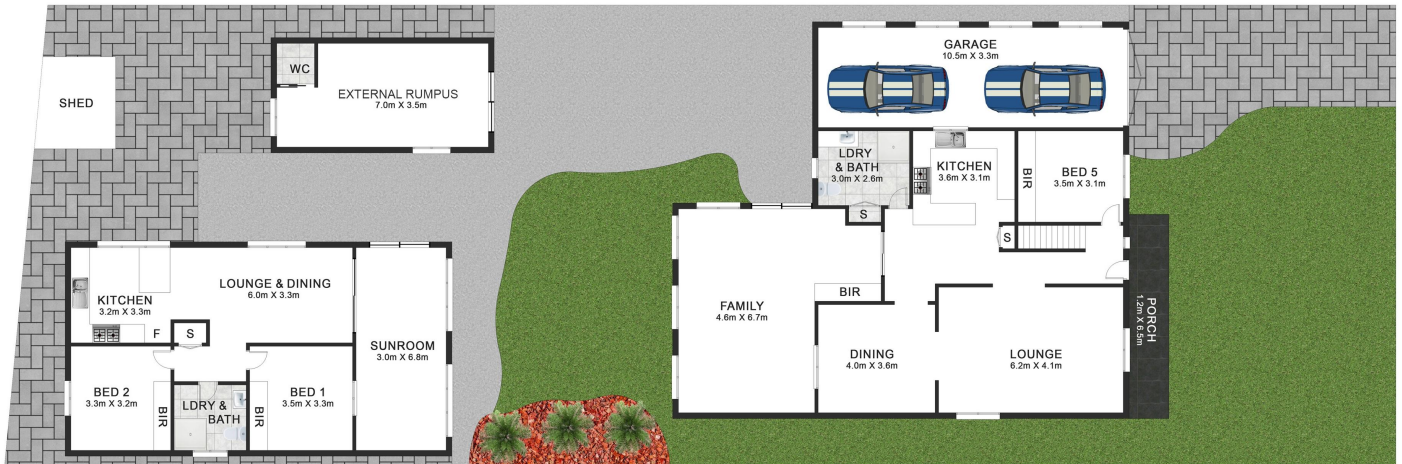
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