

1a Brooks Street, Guildford

## Young Duplex, Walk to Station & Shops

Set on the high side of the street, we are offering this, young 4 bedroom duplex ideally situated in a quiet convenient, cul-de-sac street within close proximity to all amenities.

Within close proximity to all amenities such as all the major shops and public transport including Guildford train station and bus services. Ample schools and recreational facilities surrounding.

Currently leased with great tenants, this would be great for a family home or investment opportunity.

Features Include:

- 4 bedrooms, 2.5 bathrooms, lock up garage
- Tiles, floorboards and downlights throughout
- Separate lounge and sitting rooms
- Kitchen with stainless steel appliances
- Master bedroom with walk-in wardrobe and ensuite
- Main bathroom with separate shower and bath tub
- Internal laundry
- Ducted air conditioning, home alarm, intercom

253.7m<sup>2</sup> Block, 7.5m Frontage approx.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

4 2 1

**FOR SALE**

\$1,100,000

**AGENTS**

Steven Khawam

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**AGENCY**

LJ Hooker Parramatta | Granville |

Guildford | Merrylands

(02) 9637 8555

LJ Hooker

## MORE DETAILS

Property ID 2GRRF9E  
Property Type DuplexSemi-detached  
Land Area 253.7 m2

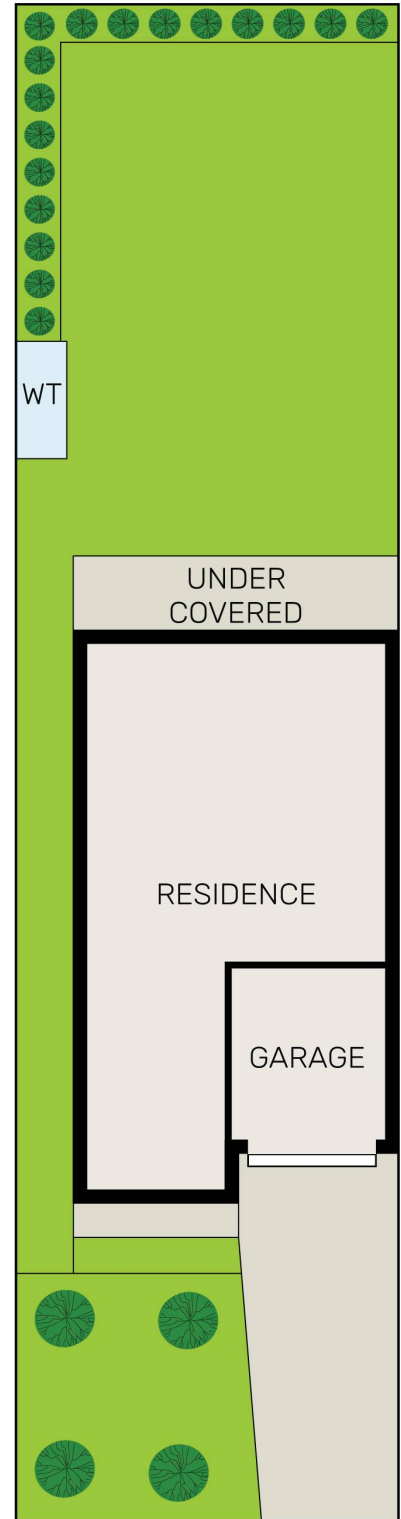
**Steven Khawam 0415 308 100**

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