







22a Leach Road, Guildford

Price Reduced - Under Instructions to be Sold - Owner Bought Elsewhere !

Positioned in a quiet and convenient Guildford setting, this spacious four-bedroom duplex home offers an excellent opportunity for first-home buyers, growing families, downsizers and investors seeking a practical, low-maintenance property.

Designed for comfort, flexibility, and everyday living, the residence features multiple living and entertaining areas across two generous levels.

The ground floor includes a formal lounge that can also be used as a home office or study, along with a spacious open-plan family and dining area. An expansive covered alfresco area provides the perfect setting for year-round entertaining, while a full bathroom, internal laundry, and lock-up garage with internal access add further convenience.

Upstairs comprises four generously sized bedrooms, all fitted with built-in wardrobes. The master bedroom features a walk-in robe, private ensuite, and balcony access, while the second bedroom also

4 3 2

FOR SALE
$1,195,000

VIEW
Sat 3rd Oct @ 3:00PM - 3:30PM

AGENTS
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AGENCY
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Interested parties must rely solely on their own enquiries.

opens onto the balcony. A spacious main bathroom, laundry chute, and ample storage complete the upper level.

Outside, a large rear deck offers additional space for entertaining, relaxing, or enjoying time with family and friends in a private outdoor setting.

Property Features:

- Four spacious bedrooms with built-in wardrobes
- Master bedroom with walk-in robe, ensuite, and balcony access
- Second bedroom with balcony access
- Multiple living areas, including formal lounge/study and family/dining area
- Expansive covered alfresco entertaining area
- Three bathrooms, including a full bathroom downstairs
- Large rear entertaining deck
- Internal laundry with laundry chute
- Lock-up garage with internal access
- Ample storage throughout
- Quiet, family-friendly street location
- Land area: approximately 314 sqm

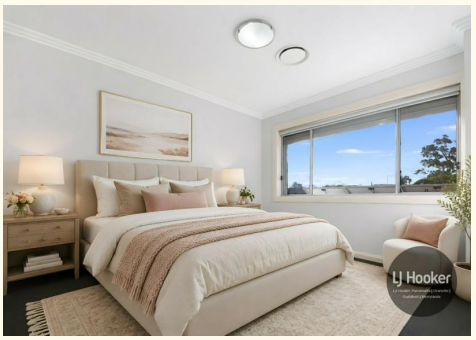
Set in a quiet family-friendly street, the home is also well connected to everyday amenities, with local schools, parks, shops and transport nearby, plus convenient access to the M4 Motorway, Parramatta, Liverpool and Cabramatta.

This quality home offers an appealing combination of space, convenience and lifestyle in a sought-after Guildford location.

MORE DETAILS

Property ID	2H8BF9E
Property Type	DuplexSemi-detached
Land Area	314 m2
Including	Ensuite Air Conditioning Toilets (3) Alarm Built-in-Robes Car Parking - Surface Close to Schools Close to Transport







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22A Leach Road, Guildford West

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