

33 Churchill Street, Guildford

LUXURIOUS DUPLEX WITH SELF-CONTAINED STUDIO

Positioned on the South Granville border, this architecturally designed duplex delivers space, sophistication, and versatility - complete with a fully approved, self-contained one-bedroom studio, each separately metered and fully fenced for total independence.

This unique offering is perfect for large families, investors, or those seeking a dual-income opportunity in a highly convenient location.

Main Residence.

Downstairs.

- Expansive open plan living and dining zones flowing seamlessly to two private outdoor entertaining areas
- State-of-the-art gas kitchen with 60mm stone benchtops and splashbacks, island bench, under-mount sink, and dishwasher
- 5th bedroom with built-in wardrobe - ideal for guests or in-laws
- Third full bathroom with floor-to-ceiling tiles
- Internal laundry with generous storage
- Tiled flooring throughout living spaces for easy maintenance

Upstairs.

- Family room or study area - perfect for a home office or retreat

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.

6 4 4

FOR SALE
\$1,750,000

AGENTS

Joseph Nasr
0405 824 646
Joseph.Nasr@ljhooker.com.au

AGENCY

LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555

LJ Hooker

- Four spacious bedrooms with built-in or walk-in wardrobes
- Master suite with ensuite and north-facing balcony with city views
- Luxurious main bathroom featuring freestanding bathtub and oversized shower
- Timber flooring throughout

Studio.

- Approved self-contained one-bedroom studio with private entry
- Individually metered for electricity, gas, and water
- Perfect for extended family, guests, or additional rental income

Additional Features.

- Ducted air conditioning (2 zones)
- Security alarm and intercom system
- Remote lock-up garage with internal access
- Driveway parking for up to 3 cars
- Fully fenced with remote gate entry
- North-east facing aspect ensuring abundant natural light

Positioned on a generous 373.7sqm block in a quiet cul de sac with a child friendly park close by, this property combines sophistication, practicality, and income potential - all within easy reach of Guildford and Granville shops, station, schools, and the South Granville precinct.

MORE DETAILS

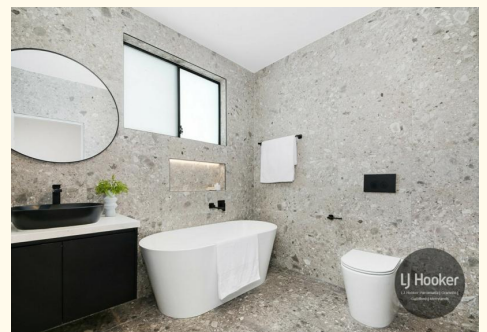
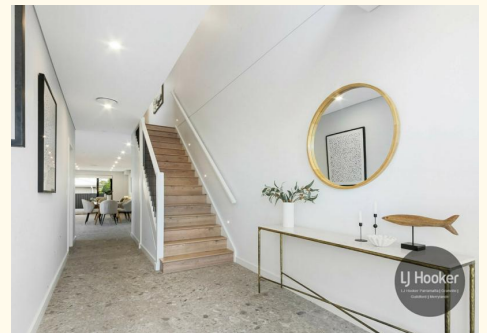
Property ID	28D7F9E
Property Type	DuplexSemi-detached
Land Area	373.7 m2
Including	Ensuite Study Air Conditioning Toilets (4) Alarm Built-in-Robes Area Views City Views Close to Schools Close to Shops Close to Transport Disabled Access

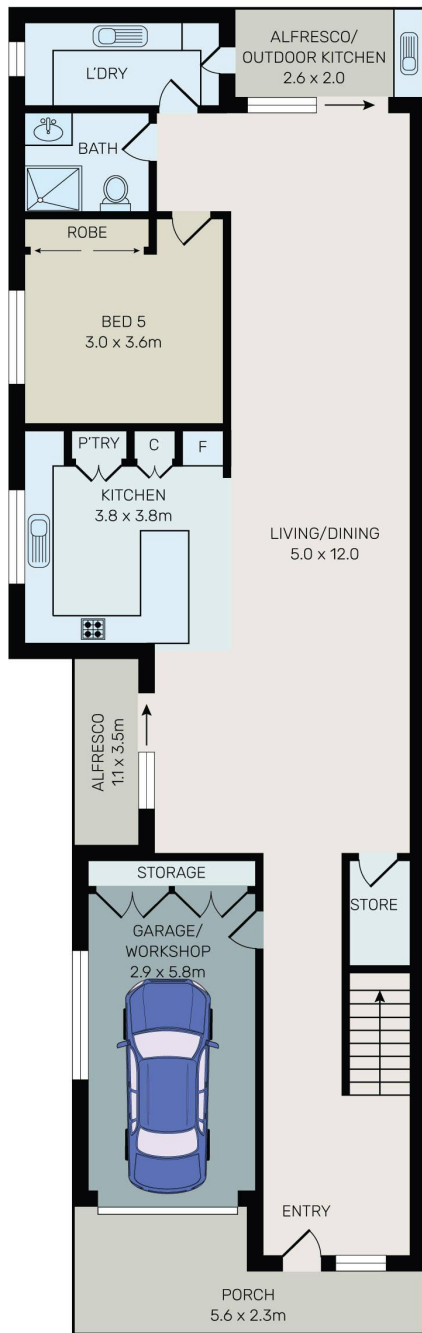
Joseph Nasr 0405 824 646

Area Specialist | Joseph.Nasr@ljhooker.com.au

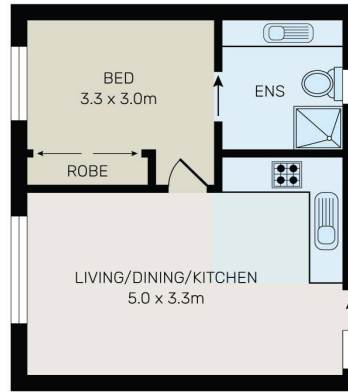
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42 South Street, GRANVILLE NSW 2142
granville.ljhooker.com.au | granville@ljhooker.com.au

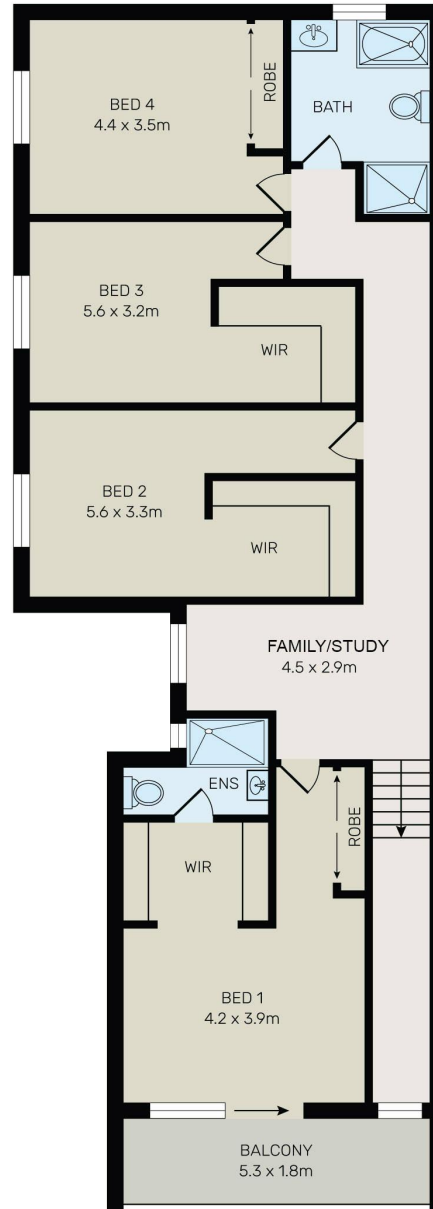




GROUND FLOOR



STUDIO/SLEEPOUT



FIRST FLOOR



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