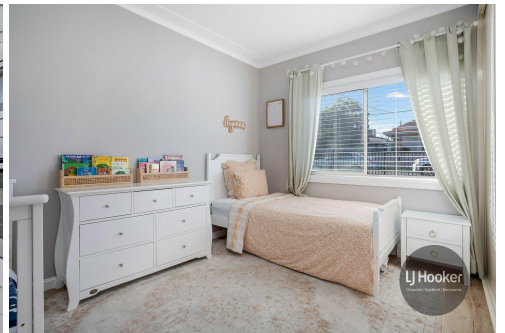
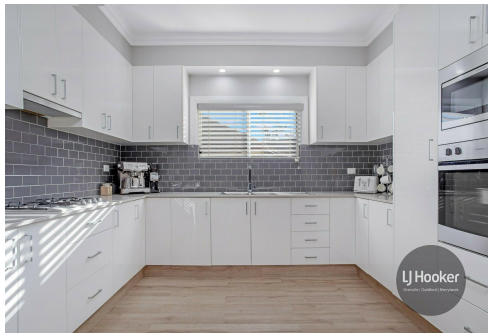




## Guildford, 1 Regina Street

SOLD! By Steven Khawam 0415 308 100

Set in a quiet cul-de-sac street, we are offering this gorgeous fully refurbished family home with a recently built quality, granny flat at the rear. This property will certainly tick all your box's boasting with so much potential and options for families and investors.

Showcases an abundance of natural light throughout its versatile interiors, spacious floorplan to enjoy, flowing beautifully to the rear undercover pergola.

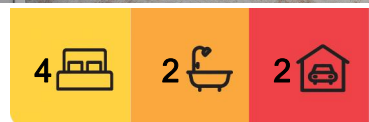
This property is within close proximity to public transport, primary and secondary schools, shops and recreational facilities, including a short walk to McCredie Park & sports field, Guildford Swimming Centre and Guildford Leagues Club.

Main House:

- \* 2 bedrooms, 1 bathroom, 2-3 car spaces
- \* Separate living and dining areas



**Disclaimer:** 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.



**For Sale**  
\$1,220,000

**View**  
[ljhooker.com.au/1Z6KF9E](http://ljhooker.com.au/1Z6KF9E)

**Contact**  
**Steven Khawam**  
0415 308 100  
[Steven.Khawam@ljhooker.com.au](mailto:Steven.Khawam@ljhooker.com.au)

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

- \* Floorboards and downlights throughout
- \* Updated large gas kitchen with stone benchtops
- \* Built in wardrobes in both bedrooms
- \* Main bathroom with shower and bathtub
- \* Spacious internal laundry
- \* Air conditioning, home alarm system, intercom

#### Granny Flat:

- \* 2 bedrooms, 1.5 bathrooms
- \* Tiles, high ceilings and downlights throughout
- \* Gas cooking kitchen, stone benchtops
- \* Built-in wardrobes in both bedrooms
- \* Air conditioning, gas heating
- \* Internal laundry with additional toilet
- \* Alfresco flowing to spacious backyard

Wide 21.33m frontage, 562.8sqm block approx.

## More About this Property

|                      |                      |
|----------------------|----------------------|
| <b>Property ID</b>   | 1Z6KF9E              |
| <b>Property Type</b> | House                |
| <b>Land Area</b>     | 562.8 m <sup>2</sup> |

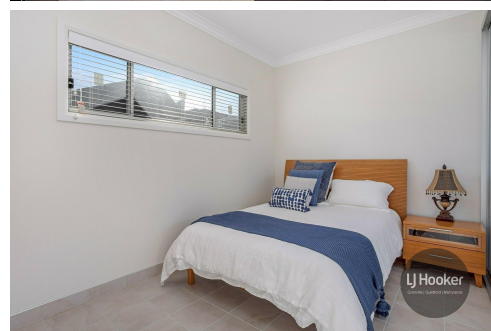
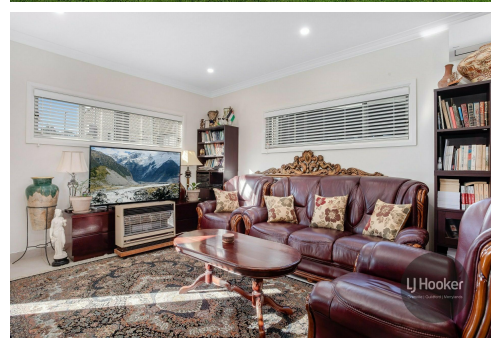
**Steven Khawam 0415 308 100**

Area Specialist | [Steven.Khawam@ljhooker.com.au](mailto:Steven.Khawam@ljhooker.com.au)

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

42 South Street, GRANVILLE NSW 2142

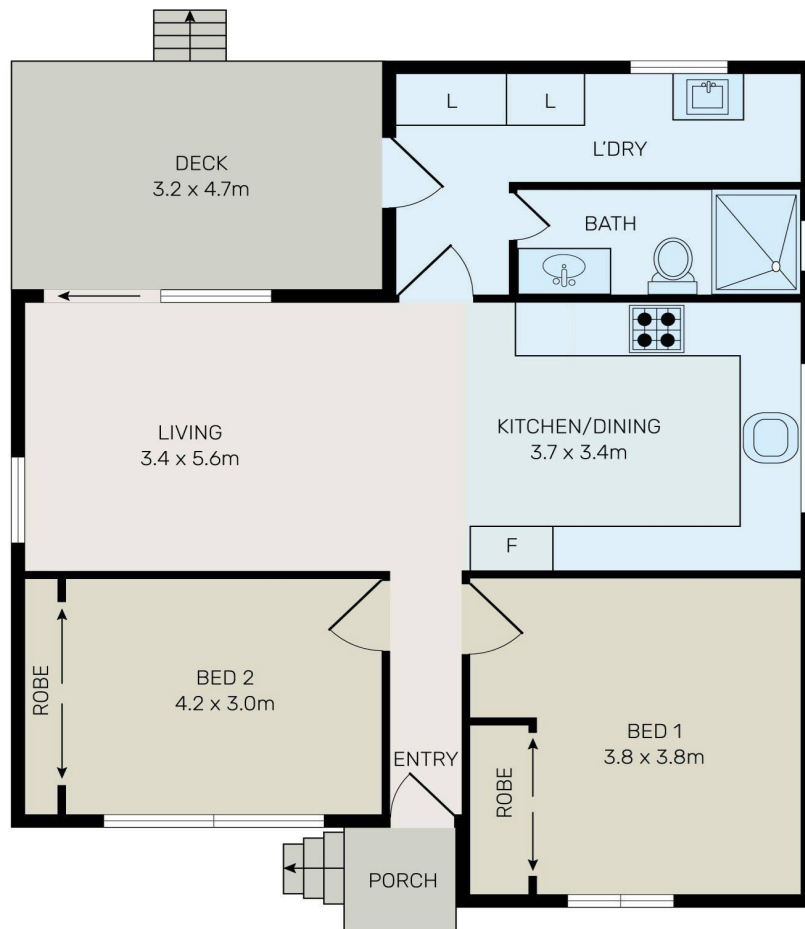
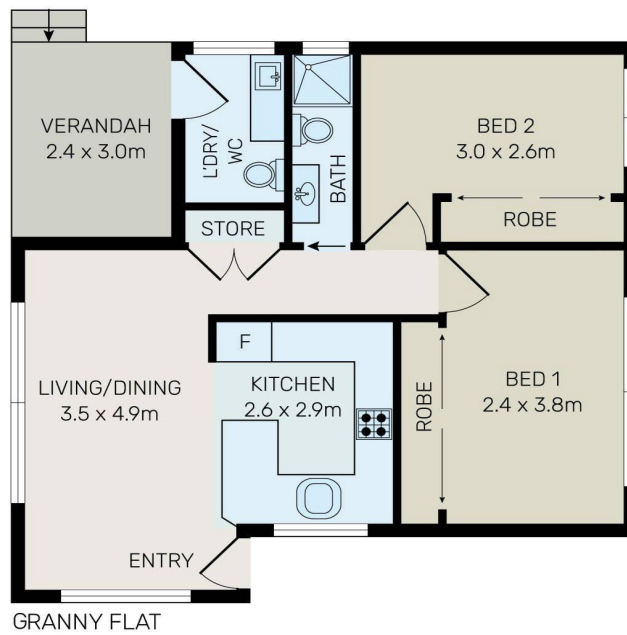
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## 1 Regina Street, Guildford West



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