

Guildford, 134 Excelsior Street

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

Spacious & Renovated Family Home Plus Approved Granny Flat

Nestled in a sought-after high-set position with easterly district views, this beautifully renovated family home offers modern comfort, space, and versatility.

Perfect for large families or astute investors, this exceptional property includes a stylishly updated main residence and an approved granny flat-ideal for extended family or rental income.

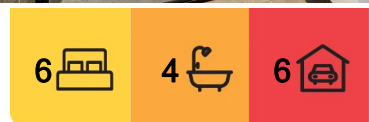
Notable features include:

Main Residence -

* Spacious family home renovated throughout



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
\$1,687,000

View
ljhooker.com.au/2FG5F9E

Contact
Paulette Ghaleb
0408 888 810
pghaleb.merrylands@ljhooker.com.au

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

- * High set position with easterly district views
- * Four generous sized bedrooms with built ins
- * Good size living/dining area
- * Separate family room
- * Modern kitchen with gas cooking
- * Updated bathroom plus 2nd shower and toilet in the laundry
- * High ceilings and ducted air conditioning
- * Huge covered outdoor entertaining area
- * Ample space for off street parking
- * Total land area - 695.6 sqm approx.
- * 15.24 metre frontage approx.
- * Conveniently located within easy reach to most amenities
- * Minutes drive to Parramatta CBD, Merrylands, Granville & Guildford Shops
- * Potential rent - \$850 to \$900 per week

Granny Flat -

- * Spacious detached approved two bedroom granny flat
- * Tile flooring throughout
- * Modern kitchen with gas cooking
- * Main bathroom plus a 2nd shower & toilet in the laundry
- * Good size courtyard
- * Potential rent: \$650 to \$700 per week

If you are an investor looking to capitalise on high rent returns or a family with the need for a secondary dwelling to accommodate extended family members, or alternatively if you wish to purchase a home to live in and benefit from a rental income to help with mortgage repayments this home could be a great choice for you.

Please Note :

Main residence living room photo has been digitally modified to include virtual furniture.

More About this Property

Property ID	2FG5F9E
Property Type	House
Land Area	695.6 m2
Including	Air Conditioning Toilets (4) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

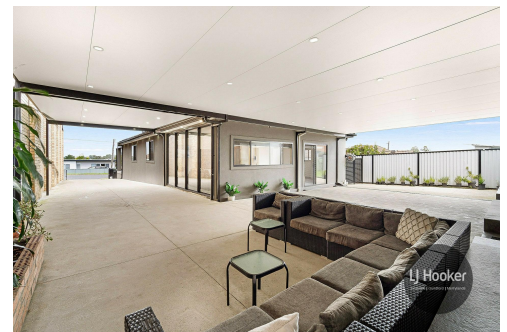
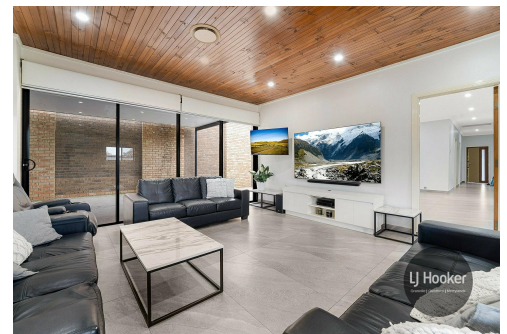
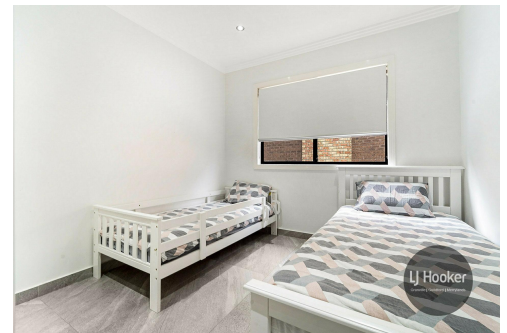
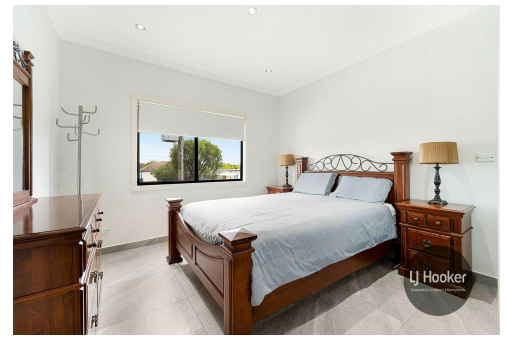
Paulette Ghaleb 0408 888 810

Area Specialist | pghaleb.merrylands@ljhooker.com.au

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

42 South Street, GRANVILLE NSW 2142

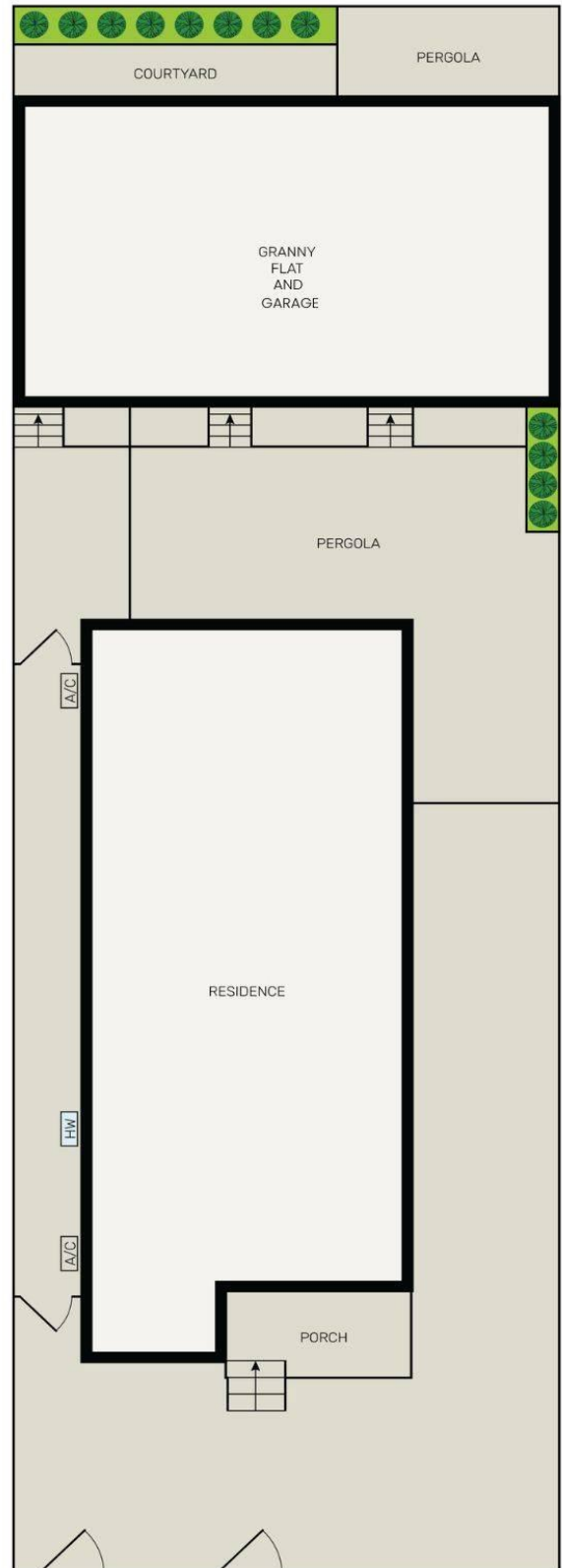
granville.ljhooker.com.au | granville@ljhooker.com.au



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.

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



All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



134 Excelsior Street, Guildford



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

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.