

## Guildford, 15 Chiltern Road

SOLD By Joseph Nasr 0405 824 646

BRAND NEW LUXURIOUS DUPLEX PLUS GRANNY FLAT ON A LARGE BLOCK

Architecturally designed and constructed to the highest standards, this luxurious 5-bedroom duplex with 3 bathrooms, 3 living areas, 2 Kitchens, a study/office and alfresco also has the added bonus of a luxurious 2-bedroom granny flat with separate meters. Offering a living experience that stands above the rest, tailored for discerning buyers with a penchant for premium quality finishes.

### DUPLEX

\* Five spacious bedrooms, each with custom built in wardrobes, master bedroom with a luxurious ensuite showcasing his and hers shower and vanity, walk in wardrobe and balcony.

\* State of the art gas kitchen with 60mm stone benchtops, 900mm gas cooktop, dishwasher, island bar and a butler's pantry



**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.

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**For Sale**  
\$1,630,000

**View**  
[ljhooker.com.au/2ENN9E](http://ljhooker.com.au/2ENN9E)

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

- \* Open plan living flowing through to the entertainer's alfresco area with a second kitchen
- \* Three Luxurious bathrooms with high-quality finishes, including a main bathroom with a bathtub and separate shower
- \* A total of three living areas, two kitchens, Study/office space and a storeroom
- \* Custom made cabinetry throughout, ducted air-conditioning and tints on all windows
- \* Remote lock-up garage with internal access, plus additional driveway parking
- \* Separate meters —water, gas & electricity

#### GRANNY FLAT

- \*Spacious two bedroom Granny flat with gas kitchen
- \*Combined laundry and bathroom
- \*Ducted air-conditioning
- \*Alfresco area
- \*Separate meters —water, gas & electricity

Located just a short walk to Woodville Golf Course, bus stops, schools and only four minutes by car to Guildford station and shops and less than 15 minutes to Parramatta CBD.

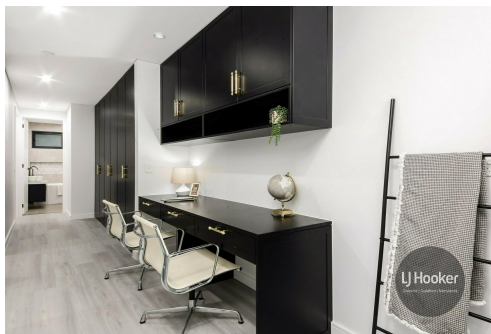
Contact me for more information or to inspect the property.

## More About this Property

Property ID	2ENNF9E
Property Type	House
Including	Ensuite Study Air Conditioning Toilets (4) Built-in-Robes Area Views City Views Close to Schools Close to Shops Close to Transport Disabled Access

**Joseph Nasr 0405 824 646**  
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