



185A Fowler Road, Guildford

## Family Built Duplex




Crafted with exceptional attention to detail, this beautifully presented duplex has been lovingly maintained by its original family. With a decision now made to downsize, this cherished home is ready to welcome its next chapter.

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.

### Property Features:

- 3 bedrooms, 2 bathrooms, double lock up garage
- Separate sitting, dining and lounge rooms
- Gas kitchen stone benchtops, dishwasher
- Bedrooms, all with built-in wardrobes
- Internal laundry
- Air conditioning
- Home alarm system

330.2m2 block approx.

3  2  2 

### FOR SALE

\$1,100,000

### AGENTS

Steven Khawam  
0415 308 100  
Steven.Khawam@ljhooker.com.au

### AGENCY

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

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**

## MORE DETAILS

Property ID 2GV2F9E  
Property Type House  
Land Area 330.2 m2

**Steven Khawam 0415 308 100**

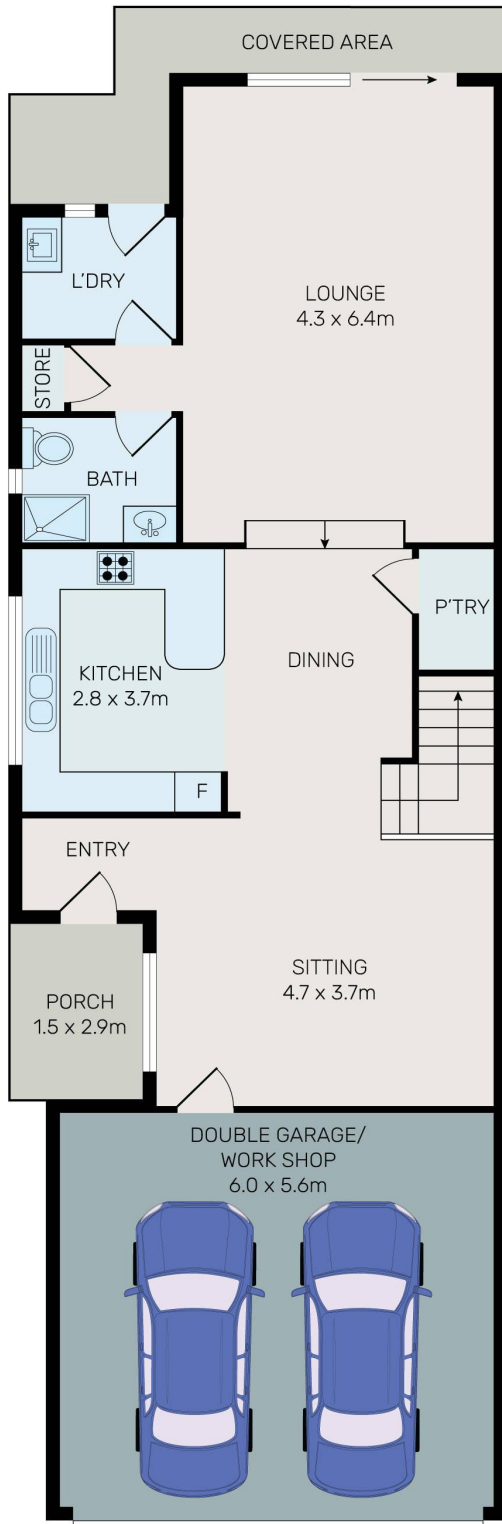
Area Specialist | [Steven.Khawam@ljhooker.com.au](mailto:Steven.Khawam@ljhooker.com.au)

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

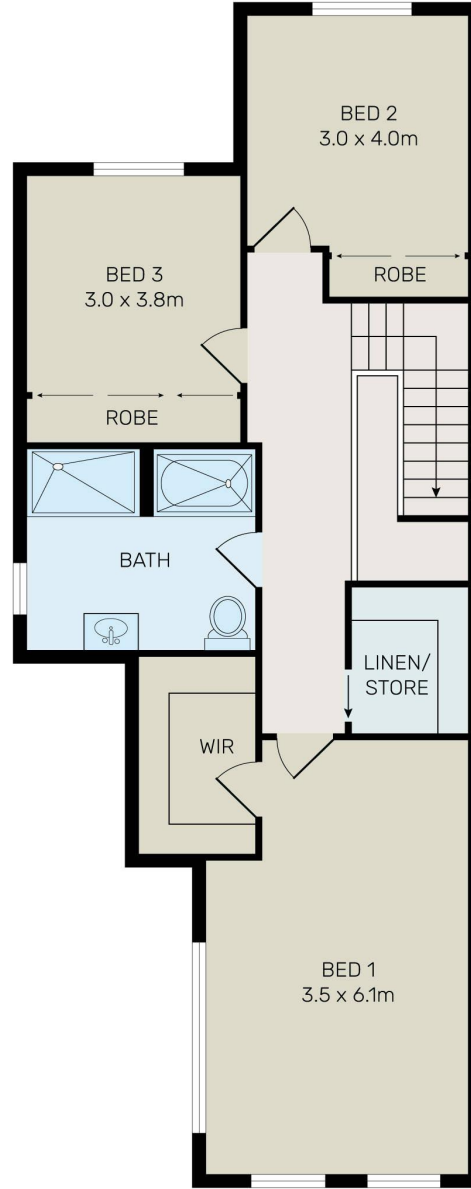
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GROUND FLOOR



FIRST FLOOR



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