



20A Grassmere Street, Guildford

## NEARLY NEW —LUXURY DUPLEX

Set proudly on the high side of the street, this nearly new duplex showcases a seamless fusion of modern elegance, generous proportions, and thoughtful design. With its soaring ceilings, stylish finishes, and multiple living areas, the home delivers both sophistication and everyday functionality. Perfectly suited for entertaining and family living, it features a contemporary open-plan kitchen that serves as the heart of the home. Filled with natural light and high ceilings, the space offers comfort, style, and room to grow. From the moment you enter, you're greeted by an impressive foyer with striking high ceilings that flow into a dramatic open void above. This architectural feature enhances the sense of space and light, creating a welcoming atmosphere and a memorable first impression.

### Key Features:

- 5 spacious bedrooms (four with built-ins), master with ensuite and walk in robe and balcony
- Modern gas cooking kitchen quality finishes with stone benches, dishwashing, and plus walk-in pantry
- Three luxury bathrooms (including ensuite)
- 3 Spacious living areas, plus Lounge

5 🏠 3 🚗 2 🚘

**FOR SALE**  
\$1,770,000

### AGENTS

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### AGENCY

LJ Hooker Parramatta | Granville |  
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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**

- Main living with a modern fireplace and tv setup
- High ceilings and grand foyer entry with soaring void
- Internal laundry with storage space
- Study room perfect for remote work
- Ducted air-conditioning
- Large outdoor alfresco entertaining area equipped with kitchenette
- Well maintained backyard with a modern waterfall.
- Plenty of Large Windows, strategically placed windows allow sunlight to pour in from every angle, filling the space with warmth and vitality throughout the day
- Keyless front entry with smart lock
- Lock up garage with internal entry
- Secured CCTV Cameras

This is more than just a home-it's a lifestyle!

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## MORE DETAILS

Property ID	2GZGF9E
Property Type	House
Land Area	398 m2

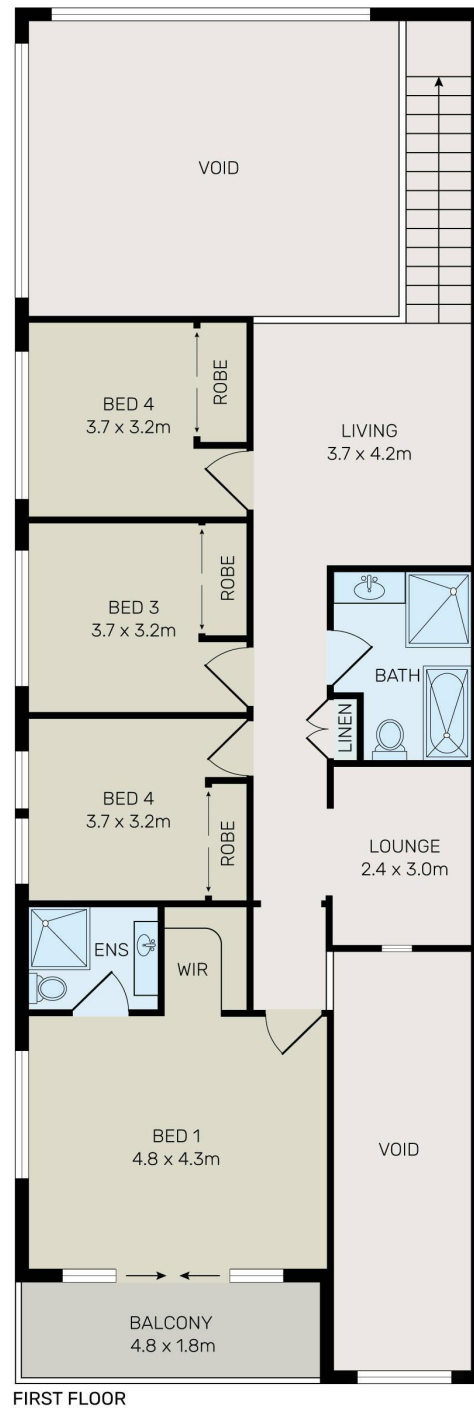
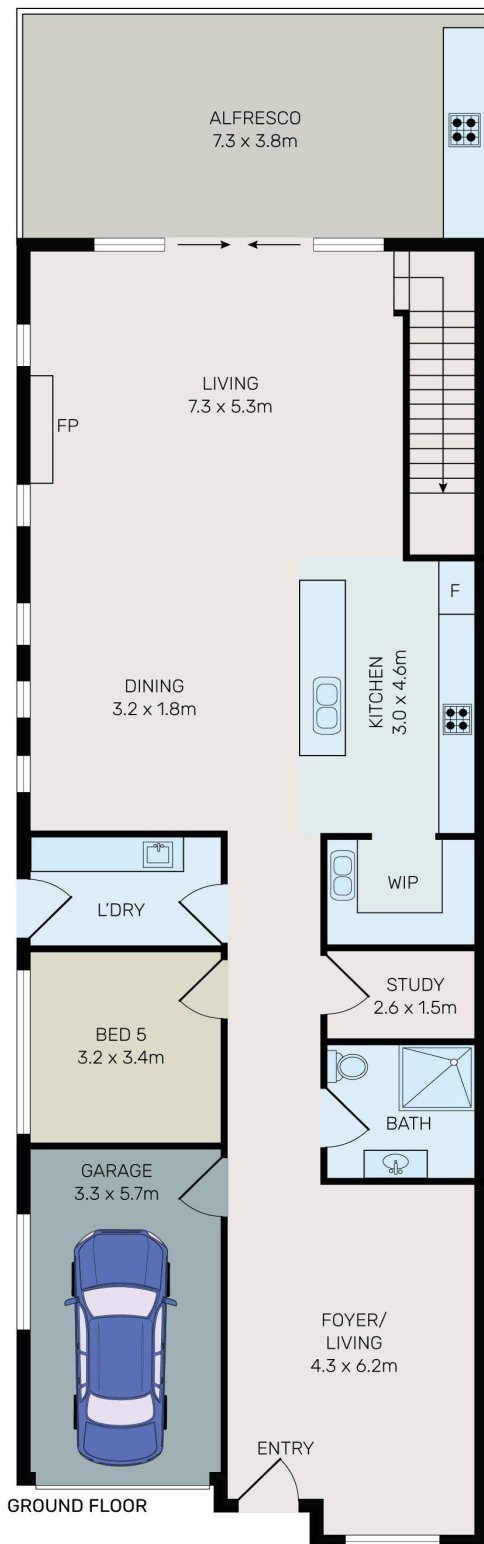
**Fred Nazari 0451 919 640**

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