



213 Excelsior Street, Guildford

Spacious Main Residence with Separate Private Retreat

Welcome to this outstanding family home, perfectly positioned in one of Guildford's most convenient and fast-growing pockets. This expansive property features a spacious main residence and a fully self-contained teenage retreat, making it ideal for large families, investors, or potentially developers. Sitting on a generous 645sqm block with an impressive 15.25m frontage, this property presents an excellent development opportunity (S.T.C.A), offering strong potential for future growth and long-term value.

The main residence offers five well-sized bedrooms with built-in wardrobes, including a master bedroom with ensuite, light-filled open-plan living and dining areas, and a modern kitchen with ample storage and bench space. Additional features include a central bathroom, separate internal laundry, covered pergola and outdoor entertaining area, a large backyard with plenty of space for children, pets, and family gatherings, as well as multiple off-street parking spaces. The separate teenage retreat provides added flexibility, offering the perfect space for extended family, guests or a home office.

Location Features:

- Guildford Train Station - 900m (approx. 12-minute walk)

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

Auction Cancelled | Sold Prior

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AGENCY

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- Guildford Shopping Village - 850m
- Guildford Public School - 700m
- St Patrick's Marist College - 1.2km
- Merrylands Stockland & Medical Centre - 2.5km
- McCredie Park & Local Reserves - 600m
- M4 Motorway Access - 3.5km
- Parramatta CBD - 5km

DISCLAIMER: While LJ Hooker Bankstown Liverpool have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies, or misstatements contained herein. LJ Hooker Bankstown Liverpool urges prospective purchasers to make their own inquiries to verify the information contained herein.

MORE DETAILS

| | |
|---------------|----------------------|
| Property ID | 1160F8E |
| Property Type | House |
| Land Area | 645 m2 |
| Including | Ensuite |
| | Air Conditioning |
| | Toilets (3) |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Secure Parking |
| | Pet Friendly |

Louie Kazzi 0450 771 000

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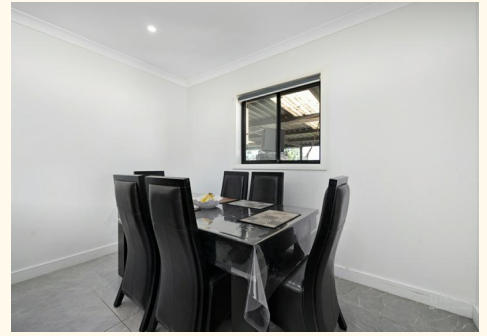
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TEENAGE RETREAT



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All reasonable care was taken in the preparation of this document, however no warranty is given to the accuracy of the information. Dimensions shown are approximate only.