



213 Excelsior Street, Guildford

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**FOR SALE**  
Auction Cancelled | Sold Prior

**AGENTS**

Louie Kazzi  
0450 771 000  
louie.bl@ljhooker.com.au

Jacob Sedrak  
0481 963 344  
teamlouie.bl@ljhooker.com.au

**AGENCY**  
LJ Hooker Bankstown  
(02) 9708 2244

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.

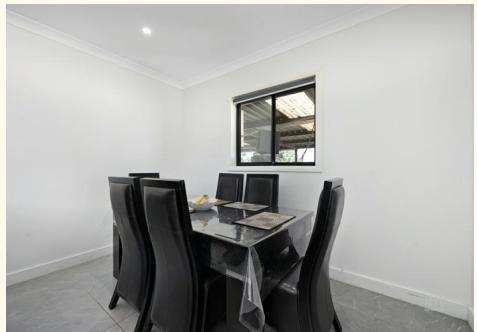
**LJ Hooker**

- 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



## CONTACT

**Louie Kazzi 0450 771 000**

Sales Agent | [louie.bl@ljhooker.com.au](mailto:louie.bl@ljhooker.com.au)

**Jacob Sedrak 0481 963 344**

Sales Associate to Louie Kazzi | [teamlouie.bl@ljhooker.com.au](mailto:teamlouie.bl@ljhooker.com.au)

**LJ Hooker Bankstown (02) 9708 2244**

11 Marion Street, BANKSTOWN NSW 2200

[bankstown.ljhooker.com.au](http://bankstown.ljhooker.com.au) | [bankstown@ljhooker.com.au](mailto:bankstown@ljhooker.com.au)

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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.