



22 Springfield Street, Guildford

## Renovated Family Home with Spacious Granny Flat on 600.7sqm

Positioned in a convenient Guildford location, 22 Springfield Street presents an outstanding opportunity for homeowners, investors, and extended families alike. Set on a generous 600.7sqm block, this property offers a beautifully renovated residence plus a well-appointed granny flat providing flexible living options.

Main Residence —Renovated & Move-In Ready

- 4 generous bedrooms, 3 with built-in wardrobes
- Tiled flooring throughout
- Open plan living and dining area with air-conditioning
- Stunning floor-to-ceiling tiled bathroom
- Modern polyurethane kitchen with stone benchtops, gas cooking & dishwasher
- Driveway parking with ample off-street space

The home has been tastefully updated, offering low-maintenance living with modern finishes throughout.

Granny Flat —Spacious & Versatile

7 2 2

**FOR SALE**  
\$1,700,000

**VIEW**  
By Appointment

### AGENTS

Joseph Nasr  
0405 824 646  
Joseph.Nasr@ljhooker.com.au

Joe Guida  
0450 797 333  
joe.guida@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

Originally approved as a 2-bedroom granny flat (Note: no occupation certificate in place), the property has been converted to offer:

- 3 bedrooms with built-in wardrobes
- Separate lounge and dining areas
- Modern polyurethane kitchen with stone benchtops & gas cooking
- Spacious floor-to-ceiling tiled bathroom combined with laundry
- Air-conditioning
- Rear undercover entertaining area plus storage shed
- Carport accommodation

This flexible layout is ideal for extended family living or potential additional rental income (subject to council requirements).

Located close to local schools, shops, transport, and amenities, this is a rare opportunity to secure a dual-living property on a substantial parcel of land in a sought-after Guildford pocket.

## MORE DETAILS

Property ID	2GS1F9E
Property Type	House
Land Area	600.7 m2
Including	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

**Joseph Nasr 0405 824 646**

Area Specialist | [Joseph.Nasr@ljhooker.com.au](mailto:Joseph.Nasr@ljhooker.com.au)

**Joe Guida 0450 797 333**

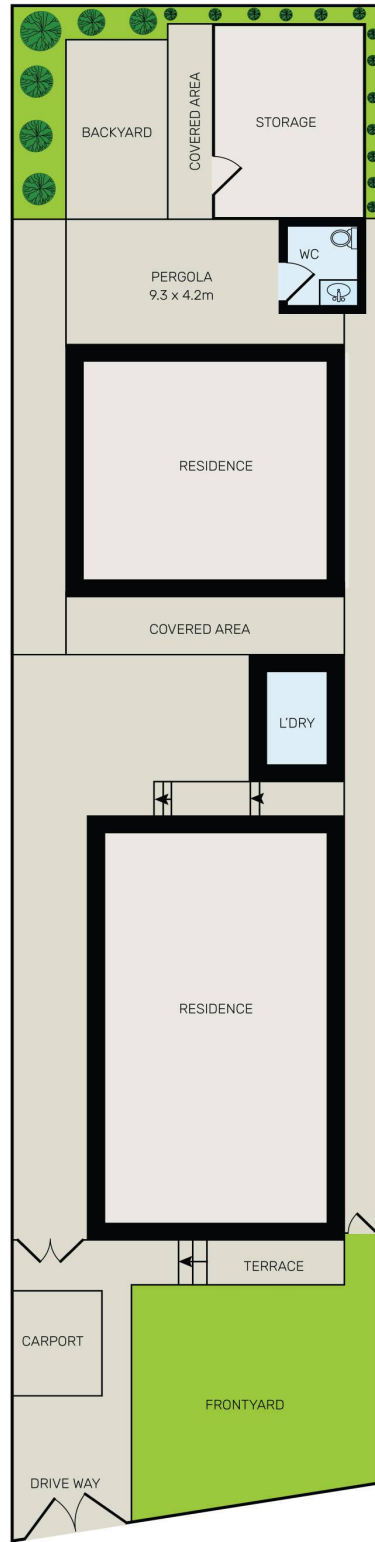
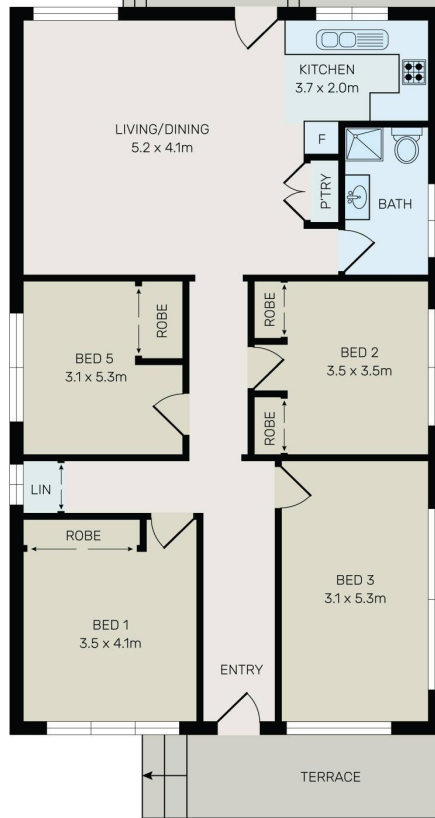
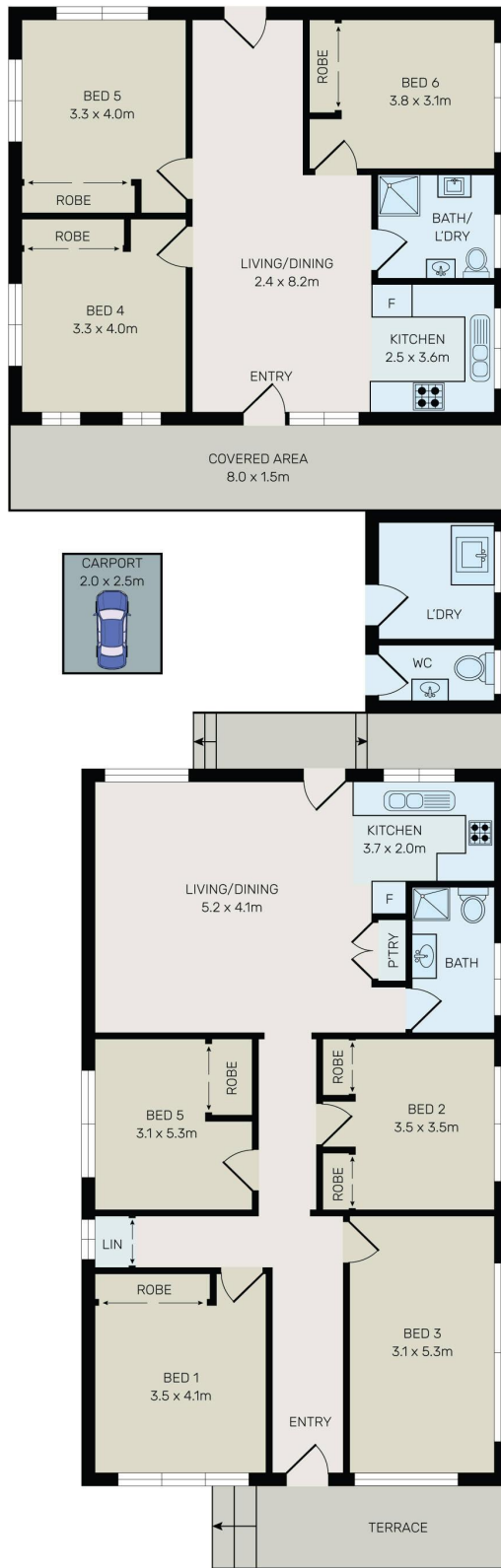
Sales Associate to Joseph Nasr | [joe.guida@ljhooker.com.au](mailto:joe.guida@ljhooker.com.au)

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

42 South Street, GRANVILLE NSW 2142

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





All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



## 22 Springfield Street, Old Guildford

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.

