

23 & 23a Faulds Road, Guildford

2 Houses on 2 Blocks! A Designer Masterpiece

Perfectly suited for large families, multi-generational living, or savvy investors.

Featuring outstanding attention to detail, generous living spaces, and luxurious finishes at every turn. Cathedral ceilings flowing seamless indoors to outdoor.

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.

23 Faulds Rd:

- 4 bedrooms, 4.5 bathrooms
- 3 bedrooms with ensuite, master bedroom walk-in wardrobe
- Gourmet gas kitchen, SMEG appliances, integrated fridge, coffee machine, butler's pantry
- Electric fireplace, custom built bar, in-wall aquarium, skylight feature
- Internal laundry with built-in cabinetry and additional toilet
- Ducted air conditioning and cathedral ceilings throughout

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FOR SALE

2 Houses on 2 Blocks!

VIEW

By Appointment

AGENTS

Steven Khawam

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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**

23A Faulds Rd: Partitioned into 2 separated flats
Flat 1: 2 bedrooms, 1 bathroom, kitchen and living room
Flat 2: 3 bedrooms, 2 bathrooms, kitchen and living room
Combined: 5 bedrooms, 3 bathrooms

- Master bedroom with ensuite
- Gas kitchens, stone bench tops
- Ducted air conditioning
- Quality fixtures and fittings

Outdoor Features:

- Expansive alfresco space featuring electric shutters and outdoor heaters
- Outdoor kitchen with gas cooktop, charcoal BBQ, gas BBQ & dual-fuel pizza oven
- Covered by over 200sqm of insulated Trimdek roofing
- CCTV security system and video intercom for added comfort

23 Faulds Rd (Lot 1): 417.8m2 block approx.

23A Faulds Rd (Lot 2): 501.5m2 block approx.

Combined Lots: 15.23m frontage, 919.3m2 block approx.

MORE DETAILS

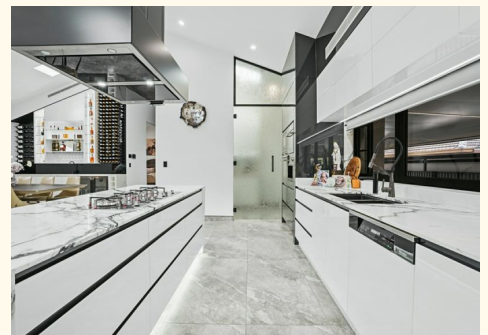
Property ID	22MGF9E
Property Type	House
Land Area	919 m2

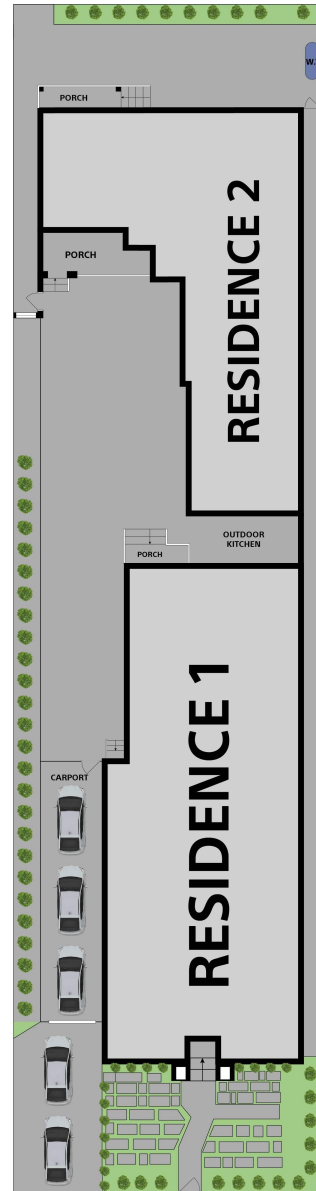
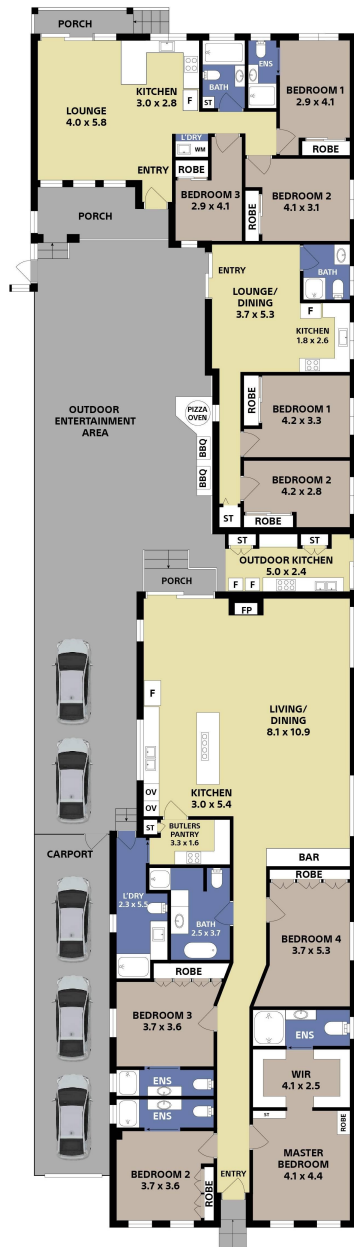
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23 and 23a Faulds Road, Guildford West

All measurements are approximate. For illustrative purposes only.

