

## Guildford, 23 & 23a Faulds Road

### 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



**Disclaimer:** 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**

Great Value! \$2,750,000 - \$2,850,000

**View**

Sat 13th Sep @ 10:30AM - 11:00AM

**Contact**

**Steven Khawam**

0415 308 100

Steven.Khawam@ljhooker.com.au

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



- \* 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

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.

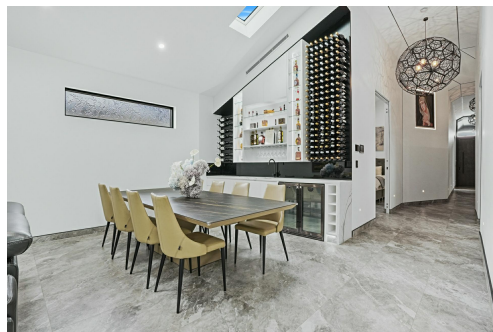
Combined Lots: 15.23m frontage, 919.3m2 block approx.

## More About this Property

Property ID	22MGF9E
Property Type	House
Land Area	919 m2

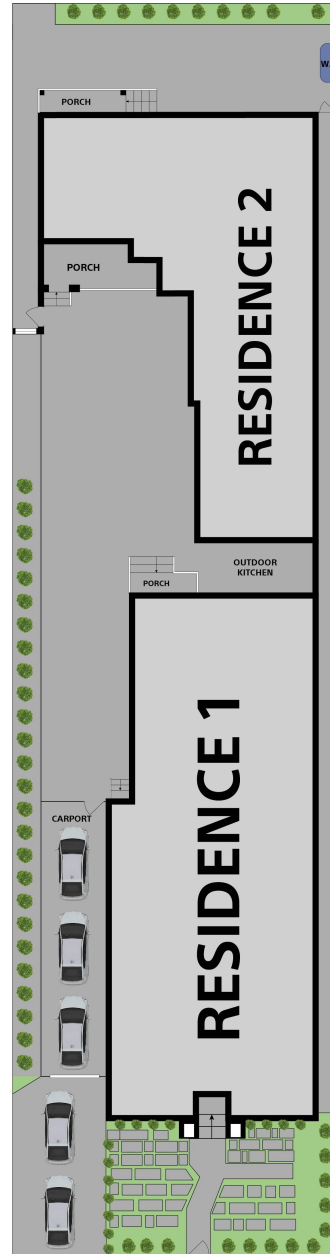
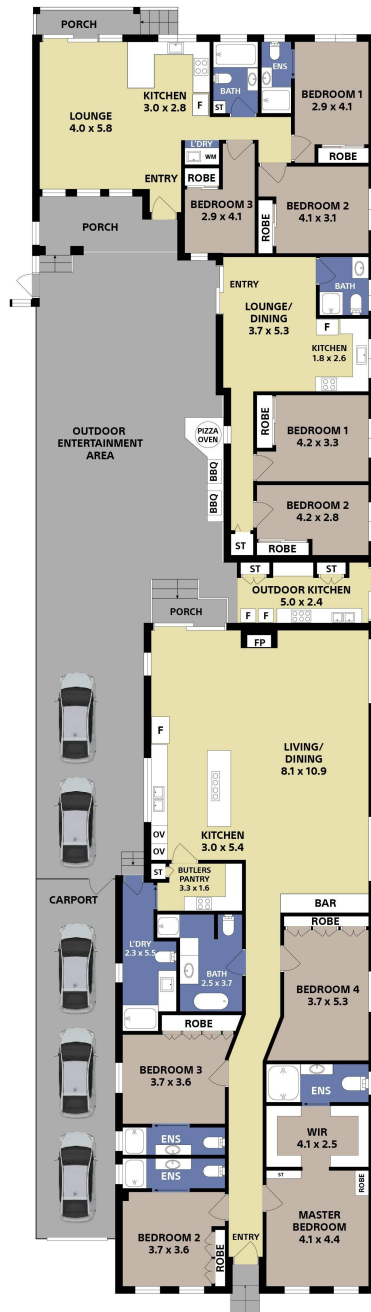
**Steven Khawam 0415 308 100**  
Area Specialist | [Steven.Khawam@ljhooker.com.au](mailto:Steven.Khawam@ljhooker.com.au)

**LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555**  
42 South Street, GRANVILLE NSW 2142  
[granville.ljhooker.com.au](mailto:granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto:granville@ljhooker.com.au)



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## 23 and 23a Faulds Road, Guildford West

All measurements are approximate. For illustrative purposes only.

