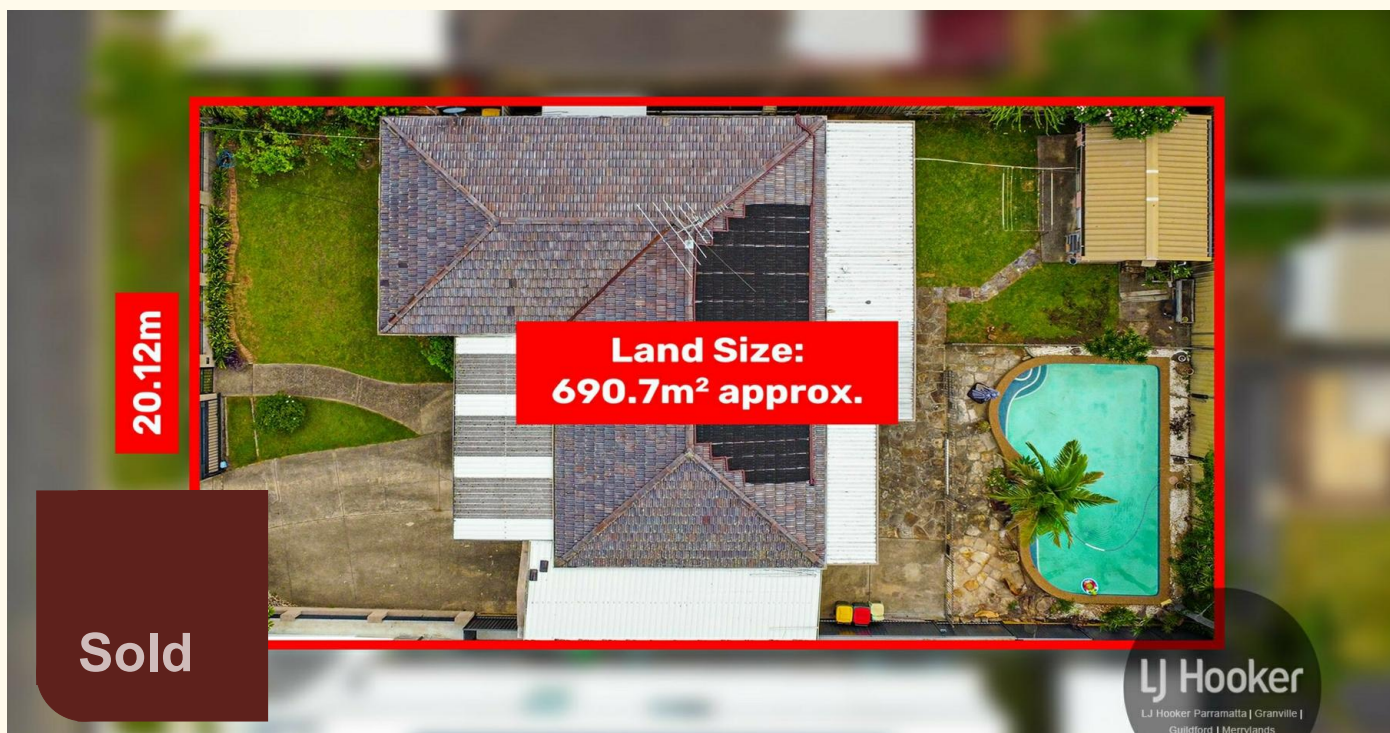




23 Karani Avenue, Guildford

## Brick Home, High Side, Big Block

Set on the high side of the street, we are offering this single level brick family home in one of Guildford West sought after streets. The perfect home and location to raise a growing family.

Light filled interiors, spacious internal floor plan adjacent to Tom Uren Park. Liverpool-Parramatta transitway buses and public transport within close proximity.

If you enjoy the active sporty lifestyle and would like to live around many recreational facilities surrounding, you must put this property on your shopping list!!

Duplex/detached dual occupancy redevelopment potential: subject to approvals

### Property Features:

- 4 bedrooms, 1.5 bathrooms, lock up tandem garage
- Separate living, dining and lounge/family rooms
- Floorboards and tiles throughout
- Large kitchen with dishwasher
- Air conditioning

4 1 2

### FOR SALE

\$1,781,000

### AGENTS

Steven Khawam  
0415 308 100  
Steven.Khawam@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**

- External laundry with toilet and attached storage room
- BBQ area with deck and pergola
- Swimming pool

Whether you're looking to move straight in, renovate, or explore future development opportunities, this exceptional property ticks all the boxes.

20.12m frontage, 690.7m2 block approx.

## MORE DETAILS

|               |          |
|---------------|----------|
| Property ID   | 2GUNF9E  |
| Property Type | House    |
| Land Area     | 690.7 m2 |

**Steven Khawam 0415 308 100**

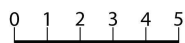
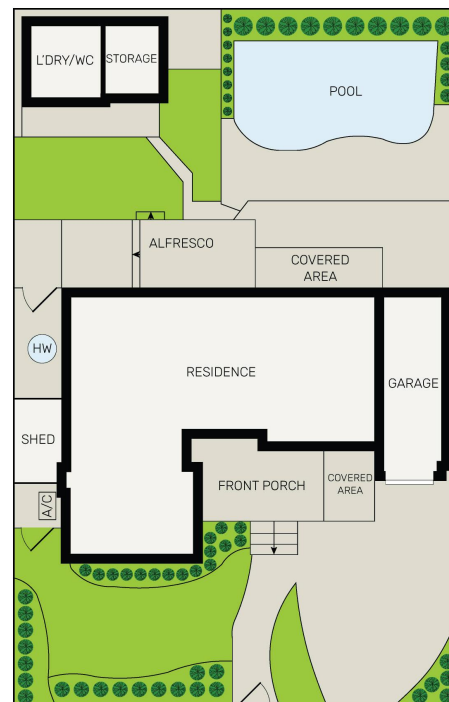
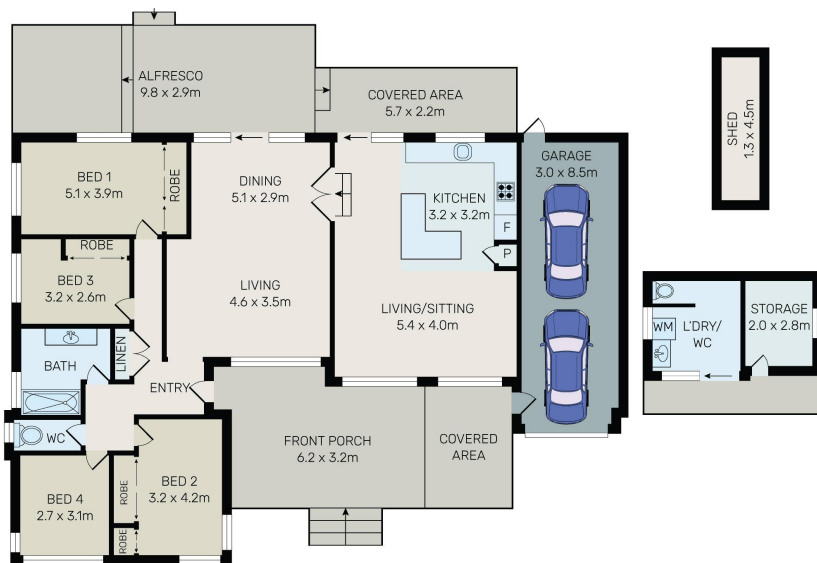
Area Specialist | [Steven.Khawam@ljhooker.com.au](mailto:Steven.Khawam@ljhooker.com.au)

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

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## 23 Karani Avenue, Guildford West