



## Guildford, 3 Lough Avenue

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

Presentation, Position and Potential !

in a quiet, family-friendly location, this much-loved clad home offers comfort, space, and convenience.

Positioned on a generous 689.2 sqm block, within easy reach to primary and high schools, parks, shops and public transport, making it an ideal choice for home buyers with a growing family, investors or perhaps those who may wish to explore the possibility of further development of the land (subject to council approval).

Step inside to discover a spacious interior layout with open plan living and dining area, well-sized kitchen and neat bathroom, three bedrooms (two with built-in wardrobes) plus sunroom.



**For Sale**  
\$1,255,000

**View**  
[ljhooker.com.au/2FKCF9E](http://ljhooker.com.au/2FKCF9E)

**Contact**  
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**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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Outside, a large tandem garage provides ample parking and workspace, while the expansive backyard offers plenty of space for kids to play or for future enhancements/additions to the existing home (subject to council approval of course).

Notable features include:

- \* Neat clad home in quiet location
- \* 3 bedrooms (two with built-ins)
- \* Good size kitchen with gas cooking
- \* Neat bathroom
- \* Spacious open plan living & dining plus sunroom
- \* Huge tandem garage which offers ample parking & workspace
- \* Land area - 689.2 sqm approx.
- \* Development potential (subject to council approval)
- \* Set within 1.2 km approx. to Guildford Station & Shopping Centre
- \* 1km approx. to Blaxcell Street Public Primary School
- \* Minutes' drive to Parramatta CBD, Merrylands & Granville Shopping Centres

Don't miss this fantastic opportunity to secure a neat home in a great location.

## More About this Property

<b>Property ID</b>	2FKCF9E
<b>Property Type</b>	House
<b>Land Area</b>	689.2 m <sup>2</sup>
<b>Including</b>	Toilets (1) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

**Paulette Ghaleb 0408 888 810**

Area Specialist | [pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)

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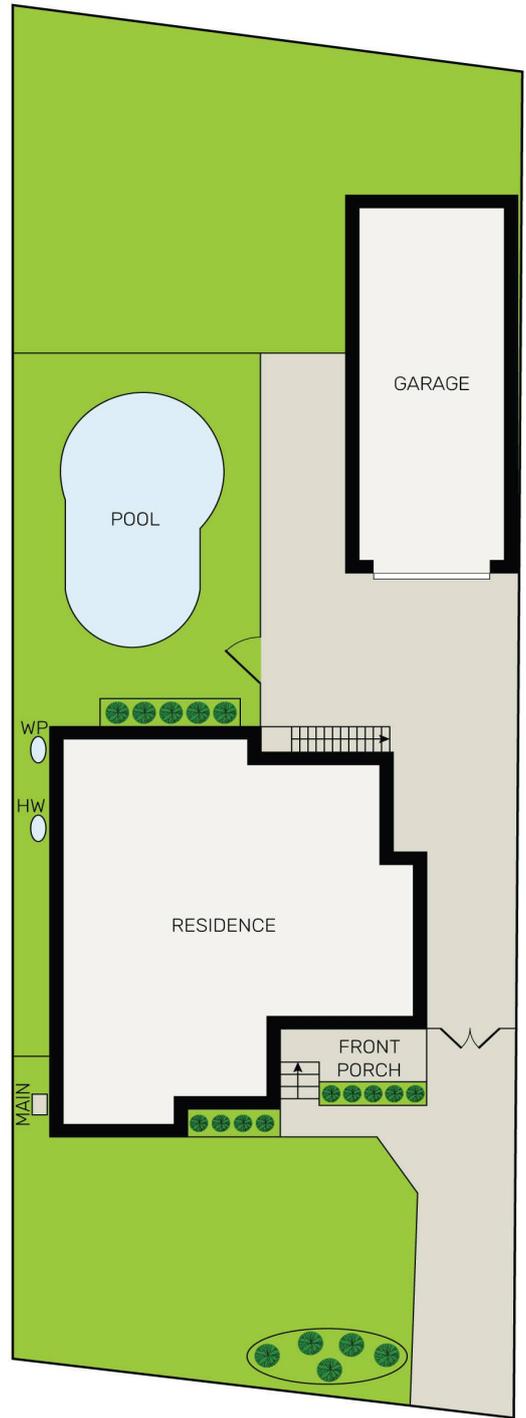
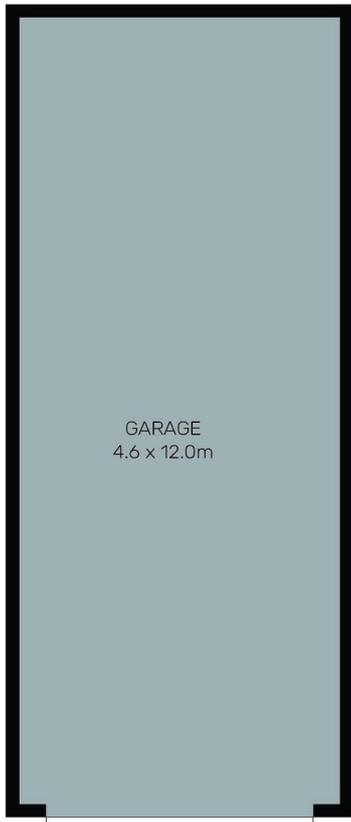
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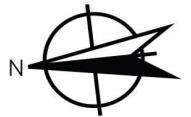


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