

34 James Street, Guildford

## Young, Light Filled Duplex

Located in a quiet street, we are offering this near new light filled duplex that is ready for the next family to enjoy.

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.

Local playgrounds and cafes of Woodpark a short walk away for you to enjoy.

Features include:

- 5 bedrooms, 3 bathrooms, garage + car space
- Separate living and dining areas
- Tiles and floorboards throughout
- Gas kitchen, stone bench with waterfall ends, dishwasher
- Master bedroom, ensuite, walk-in wardrobe and balcony
- Bathroom complete with separate shower and deep bathtub
- Alfresco with gas and electricity ports
- Spacious backyard
- Ducted vacuum system
- Ducted air conditioning, home alarm system

240.3sqm block approx.

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**  
\$1,220,000

### AGENTS

Steven Khawam  
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### AGENCY

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

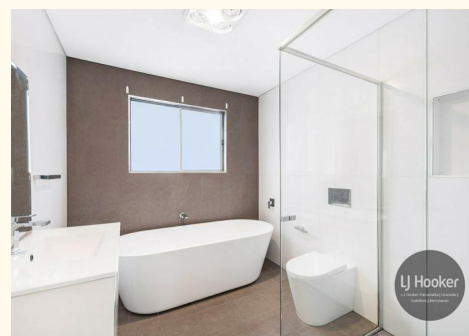
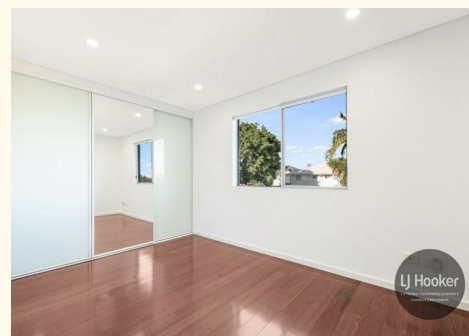


## MORE DETAILS

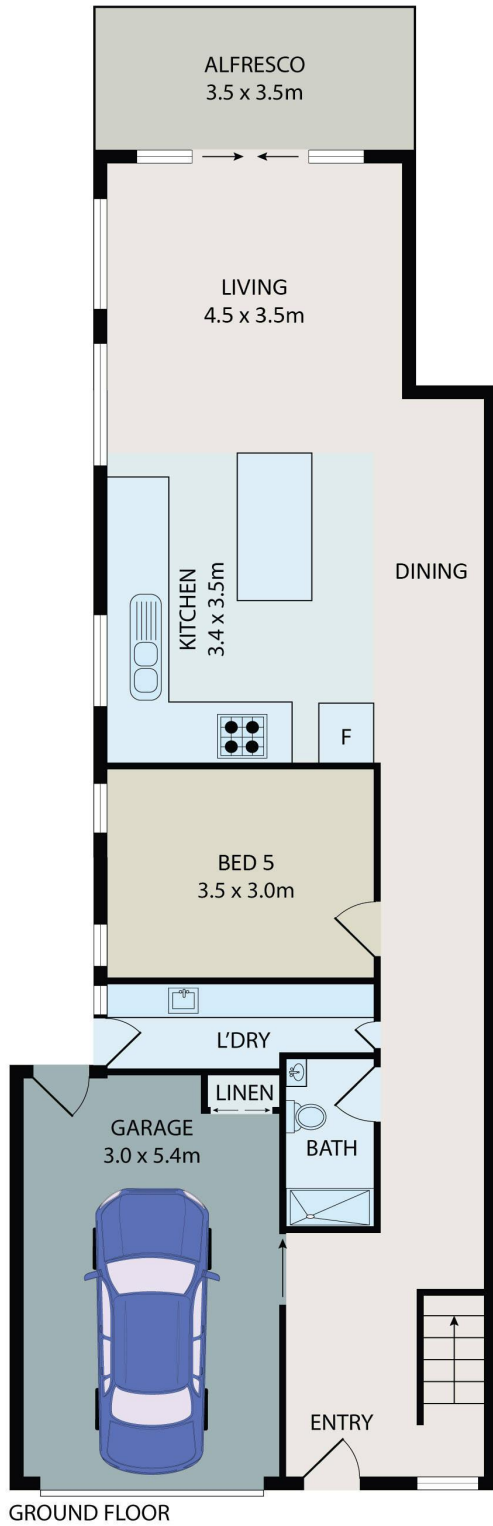
Property ID 2GY1F9E  
Property Type House  
Land Area 240.3 m2

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

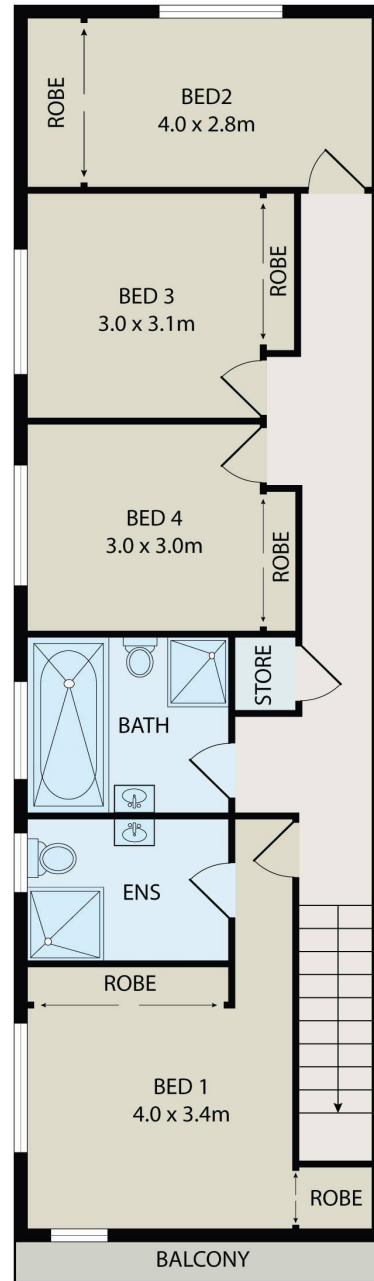
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GROUND FLOOR



FIRST FLOOR



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## 34 James Street, Guildford West

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