



34b James Street, Guildford

## Young~Refurbished~Duplex

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

Featuring upgraded flooring throughout, freshly painted with attractive accent wall designs, a well maintained duplex ready for immediate occupation.

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 port
- Separate living and dining areas
- Upgraded floorboards and painted throughout
- Gas kitchen, stone bench with waterfall ends, dishwasher
- Master bedroom, ensuite, walk-in wardrobe, study nook and balcony
- Bathroom complete with separate shower and bathtub

5 3 2

### FOR SALE

For Sale: \$1,250,000 - \$1,300,000

### VIEW

Sat 18th Jul @ 12:00PM - 12:30PM

### 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.



- Alfresco with gas and electricity ports
- Ducted vacuum system
- Ducted air conditioning, home alarm system

240.3sqm block approx

## MORE DETAILS

Property ID 2H87F9E  
Property Type House  
Land Area 240.3 m2

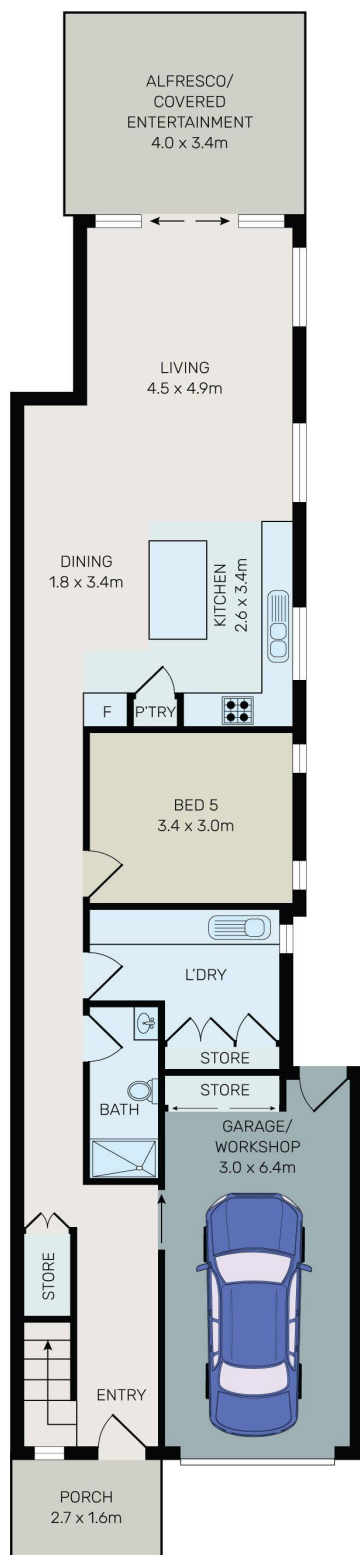
**Steven Khawam 0415 308 100**

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

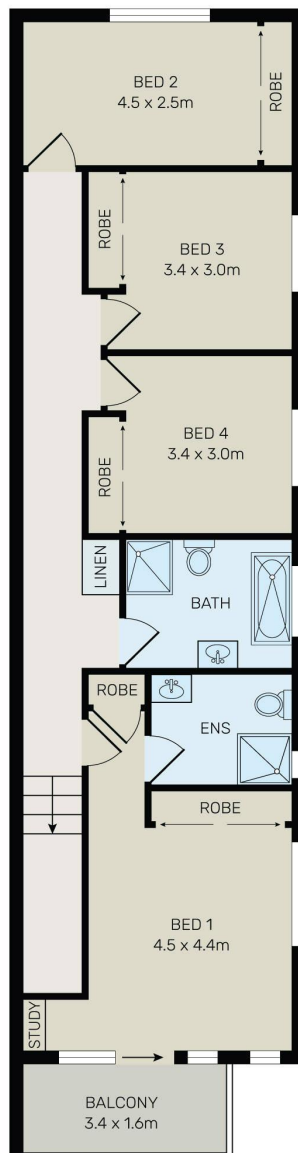
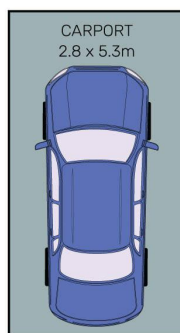
**LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555**

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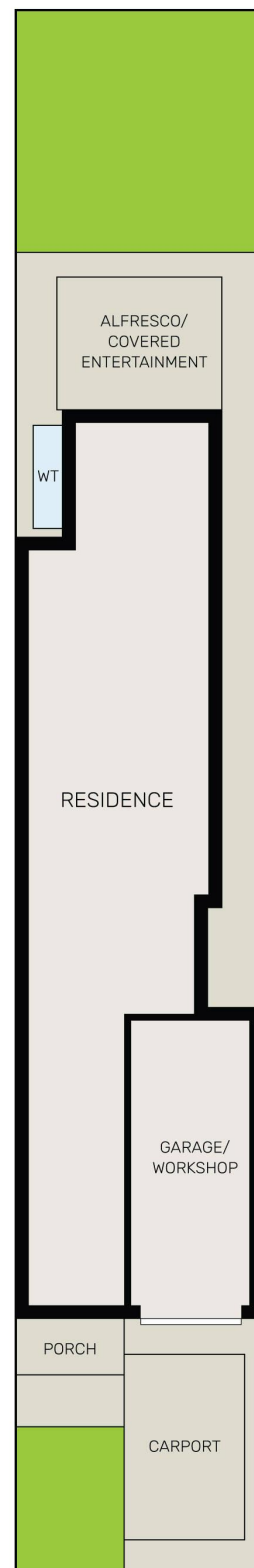




GROUND FLOOR



FIRST FLOOR



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## 34B James Street, Guildford West

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