



35a Henry Street, Guildford

## SOLD AT AUCTION

Set in a convenient location, this beautifully presented modern residence delivers comfort, space and low maintenance living ideal for families, first home buyers or savvy investors.

Boasting light-filled interiors and a functional layout, the home features five generously sized bedrooms all with built in wardrobes, main bedroom equipped with walk in robe and ensuite bathroom, formal and informal living areas, separate dining, spacious modern kitchen with gas cooking, three bathrooms (including ensuite), enclosed alfresco plus lock up garage.

Complemented by sleek tiled flooring and quality finishes throughout, making everyday living and entertaining effortless.

Seamless indoor-outdoor flow and a private, easy-care backyard - perfect for relaxing or hosting family and friends.

### Key Features:

- Modern duplex with attractive street appeal
- Formal and informal living areas plus separate dining
- Spacious contemporary kitchen with stone benchtops and gas cooking
- Three stylish bathrooms (including ensuite) with quality finishes

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

\$1,340,000

### AGENTS

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### AGENCY

LJ Hooker Parramatta | Granville |  
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(02) 9637 8555

**LJ Hooker**

- Enclosed alfresco
- Lock up garage with internal access plus additional parking in driveway
- Ducted air conditioning, alarm and quality inclusions throughout
- Land area - 342 sqm approx.

Ideally located close to schools, shops, parks and public transport, this home offers lifestyle and convenience in one of Guildford's most accessible locations.

Please Note: Some images have been modified to include virtual furniture

## MORE DETAILS

Property ID	2GPGF9E
Property Type	House
Land Area	342 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Alarm
	Intercom
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport



**Paulette Ghaleb 0408 888 810**

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

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 **LJ Hooker**