



4 Church Street, Guildford

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## First Time Offered in 39 Years — Spacious Double Storey Family Home

**FOR SALE**  
\$1,340,000

### AGENTS

Joseph Nasr  
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### AGENCY

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

Set on a generous 518.6sqm block with an impressive 16.72m frontage, this much-loved double storey brick residence is being offered to the market for the very first time in 39 years. Designed for comfortable family living, the home delivers space, versatility, and endless potential.

Perfectly suited for growing families, the flexible floorplan offers multiple living areas and the option to convert into a 5-bedroom home.

Property Features:  
Downstairs:

- Air-conditioned lounge room with separate dining area
- Spacious kitchen with island bench, walk-in pantry & electric cooking
- Well-appointed bathroom with shower & toilet
- Internal laundry with ample storage
- Large double lock-up garage plus a double carport
- Fully fenced yard with manicured gardens and garden shed

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**

Upstairs:

- 4 generous bedrooms, all with built-in wardrobes
- Large family room with balcony easily converted into a 5th bedroom
- way bathroom with separate shower, bathtub, vanity, and toilet

Additional Highlights:

- Brick construction
- 2 car garage plus additional off-street parking for up to 4 vehicles
- Wide frontage offering future potential (STCA)

Located in a quiet and convenient street close to local schools, shops, parks, and public transport, this is a rare opportunity to secure a solid family home with room to grow.

**MORE DETAILS**

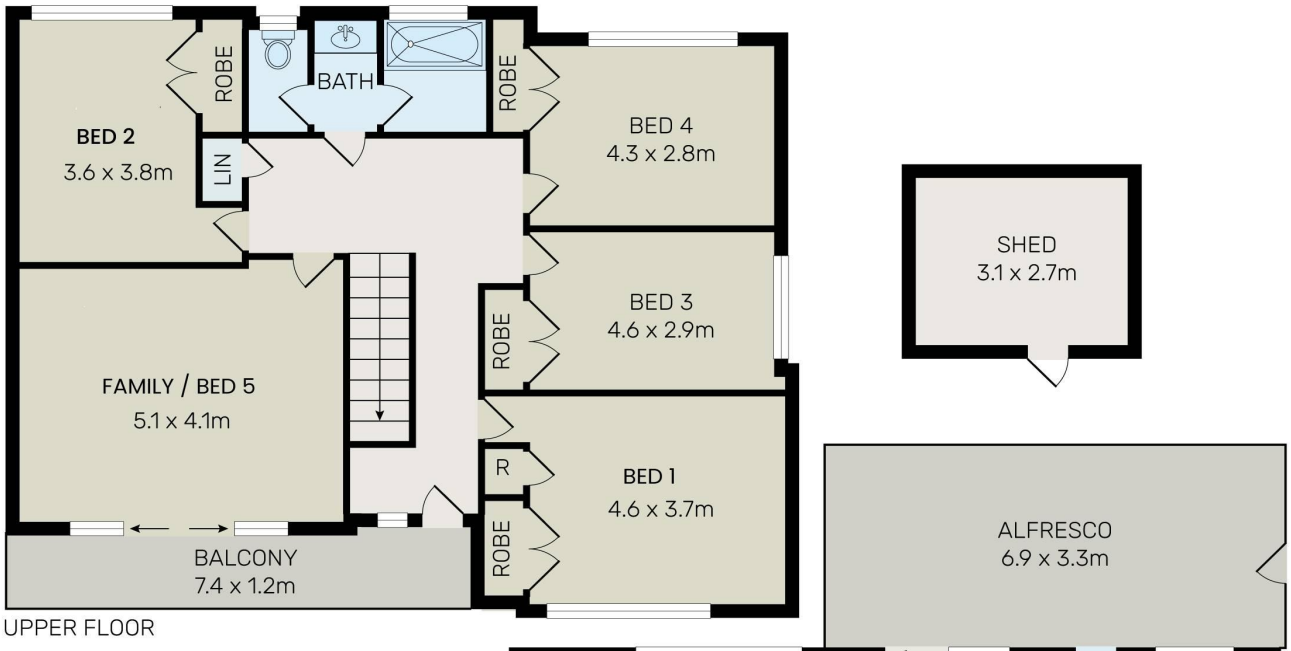
Property ID	2H2QF9E
Property Type	House
Land Area	518.6 m2

**Joseph Nasr 0405 824 646**  
Area Specialist | [Joseph.Nasr@ljhooker.com.au](mailto:Joseph.Nasr@ljhooker.com.au)

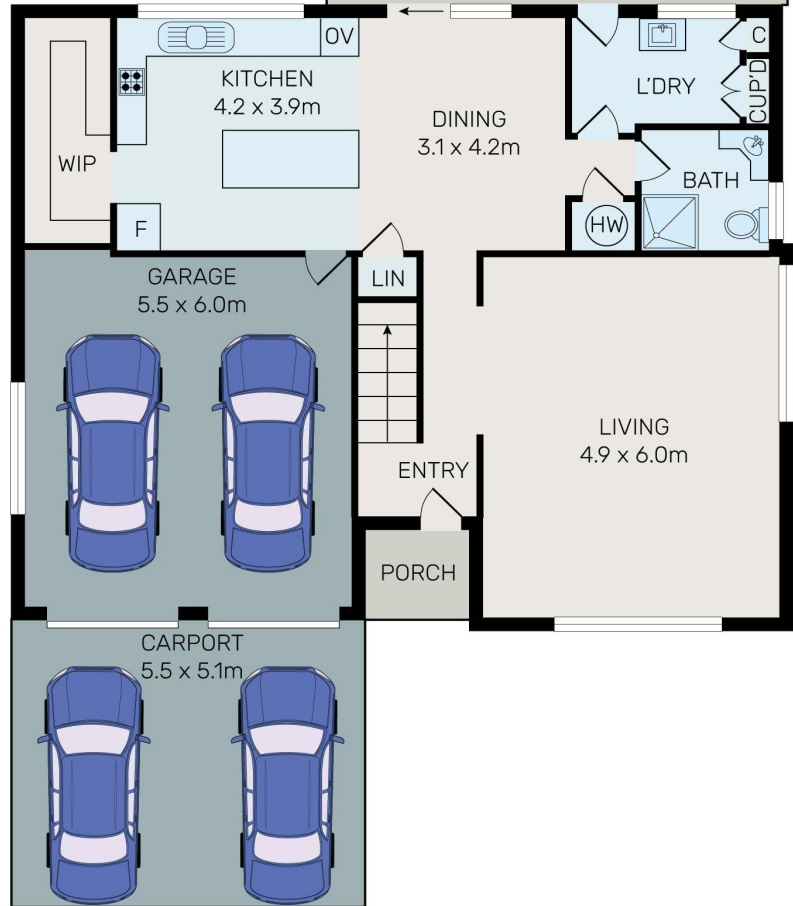
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UPPER FLOOR



GROUND FLOOR



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# 4 Church Street, Old Guildford

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