

42b Albert Street, Guildford

## Large Block, Quality Duplex

Boasting a stylish, modern design crafted to detail, this home features high-quality inclusions, finishes, and appliances.

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.

Features include:

- 4 bedrooms, 3 bathrooms
- Separate living, dining and family rooms
- Tiles throughout downstairs, floorboards upstairs
- 2 gas kitchens with stone benchtops, dishwashers
- Main bathroom with separate shower and bathtub
- Master bedroom with ensuite, balcony and walk in wardrobe
- Ducted air conditioning
- Solar panels

348.7m<sup>2</sup> block, 7.62m frontage approx.

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### FOR SALE

For Sale: \$1,380,000 - \$1,450,000

### VIEW

Sat 25th Apr @ 11:00AM - 11:30AM

### AGENTS

Steven Khawam  
0415 308 100  
Steven.Khawam@ljhooker.com.au

Mo Nazari  
0426 006 001  
moein.nazari@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.

 **LJ Hooker**

## MORE DETAILS

Property ID 2G4VF9E  
Property Type House  
Land Area 348.7 m2

### Steven Khawam 0415 308 100

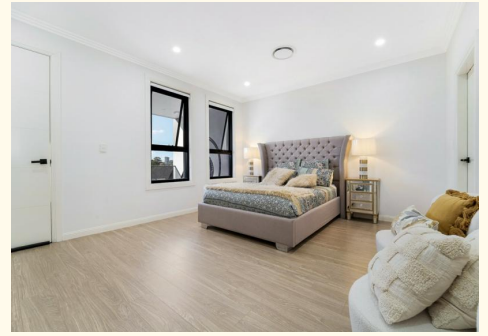
Area Specialist | [Steven.Khawam@ljhooker.com.au](mailto:Steven.Khawam@ljhooker.com.au)

### Mo Nazari 0426 006 001

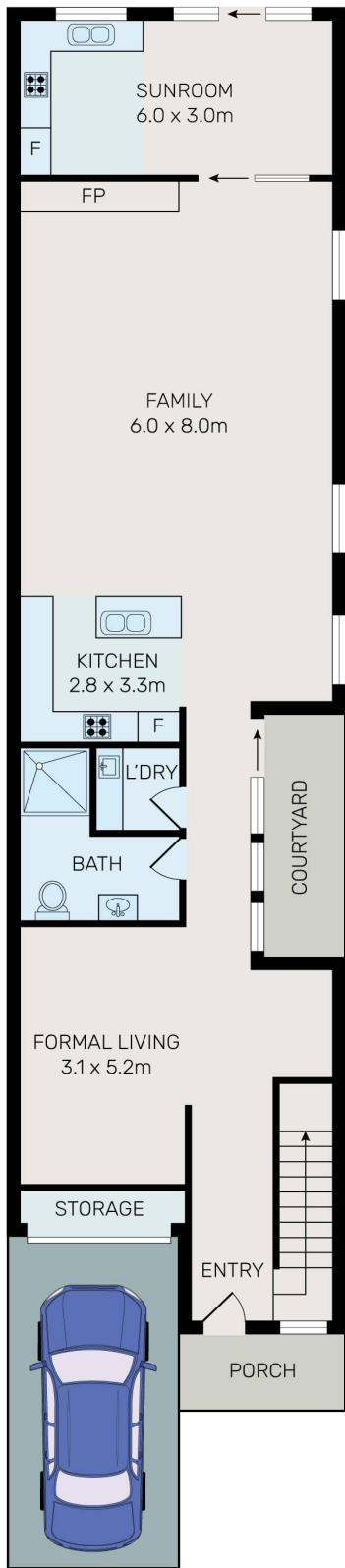
Sales Associate to Paulette Ghaleb | [moein.nazari@ljhooker.com.au](mailto:moein.nazari@ljhooker.com.au)

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

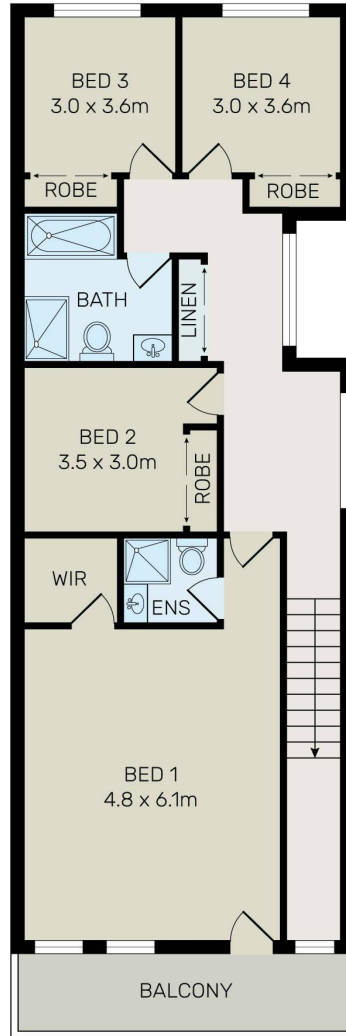
42 South Street, GRANVILLE NSW 2142  
[granville.ljhooker.com.au](http://granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto:granville@ljhooker.com.au)



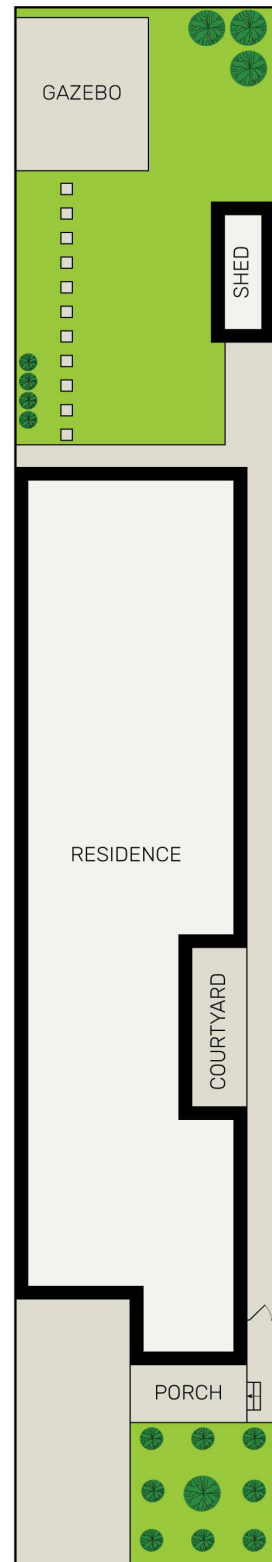
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GROUND FLOOR



FIRST FLOOR



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