

## Guildford, 45 Willoughby Street

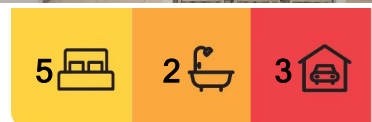
Spacious & Stylish Family Home with Bonus Studio/Games Room!

Nestled in a sought-after location, this well-presented, rendered home offers the perfect blend of space, style, and versatility.

Boasting five generous bedrooms, including a main with a walk-in wardrobe and ensuite, this home is designed for comfortable family living.

The modern bathroom complements the home's stylish interior, while the spacious kitchen flows effortlessly into the open plan living and dining area, creating the ideal space for entertaining or everyday family life.

A fantastic bonus is the attached studio/games room, perfect for extended family, guests, or even a home office.



**For Sale**  
\$1,450,000 - \$1,490,000

**View**  
By Appointment

**Contact**  
**Paulette Ghaleb**  
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(02) 9637 8555**



Located just moments from primary and high schools, public transport, and parks, this home offers both convenience and lifestyle in one exceptional package.

Notable features include:

- \* Spacious family home with attached studio/games room
- \* Five bedrooms (built in wardrobes in four bedrooms)
- \* Main bedroom equipped with walk in and ensuite bathroom
- \* Open plan living and dining area
- \* Good size hostess kitchen
- \* Two bathrooms (including ensuite) and three toilets
- \* High ceilings and tile flooring throughout
- \* Covered rear outdoor entertaining area
- \* Tandem carport
- \* Ample off street parking
- \* Short stroll to schools, transport and parks

Don't miss this incredible opportunity-contact us today to arrange your inspection!

## More About this Property

<b>Property ID</b>	2FN6F9E
<b>Property Type</b>	House
<b>Land Area</b>	537.5 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Built-in-Robes Car Parking - Surface Close to Schools Close to Transport Kitchenette

**Paulette Ghaleb 0408 888 810**

Area Specialist | [pghaleb.merrylands@ljhooker.com.au](mailto:pghaleb.merrylands@ljhooker.com.au)

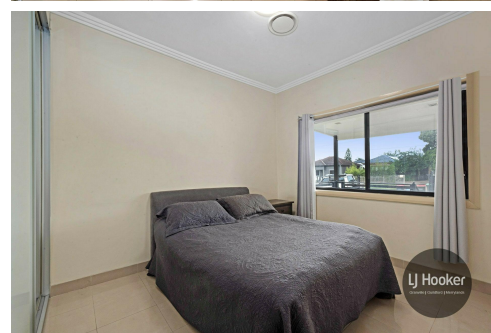
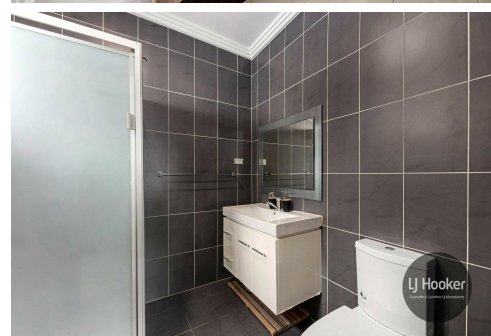
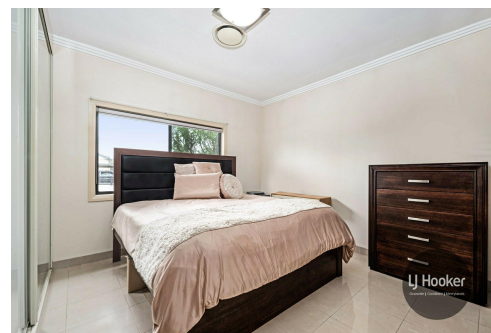
**Mo Nazari 0426 006 001**

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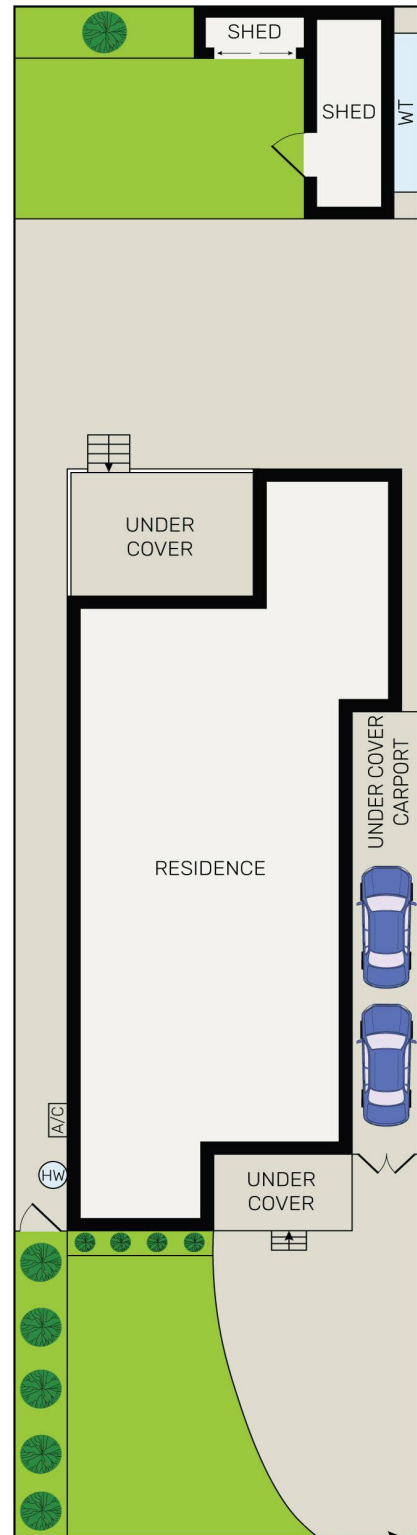
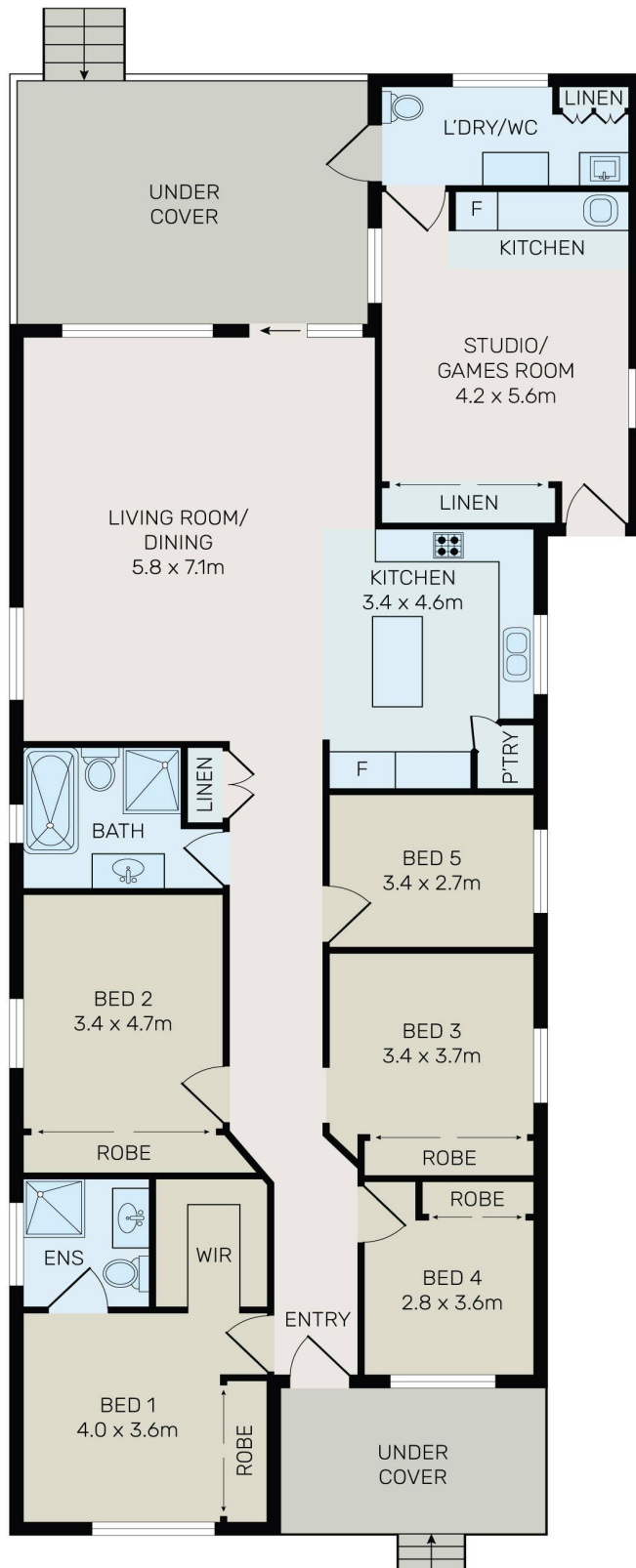
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