



LJ Hooker
Granville | Guildford | Merrylands



LJ Hooker



LJ Hooker



LJ Hooker

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.

5 

2 

3 

For Sale
Please Call

View
ljhooker.com.au/2FN6F9E

Contact
Paulette Ghaleb
0408 888 810
pghaleb.merrylands@ljhooker.com.au

Mo Nazari
0426 006 001
moein.nazari@ljhooker.com.au

 **LJ Hooker**

Disclaimer: 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 Parramatta | Granville |
Guildford | Merrylands
(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

| | |
|----------------------|--|
| Property ID | 2FN6F9E |
| Property Type | House |
| Land Area | 537.5 m2 |
| Including | 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

Mo Nazari 0426 006 001

Sales Associate | moein.nazari@ljhooker.com.au

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

42 South Street, GRANVILLE NSW 2142

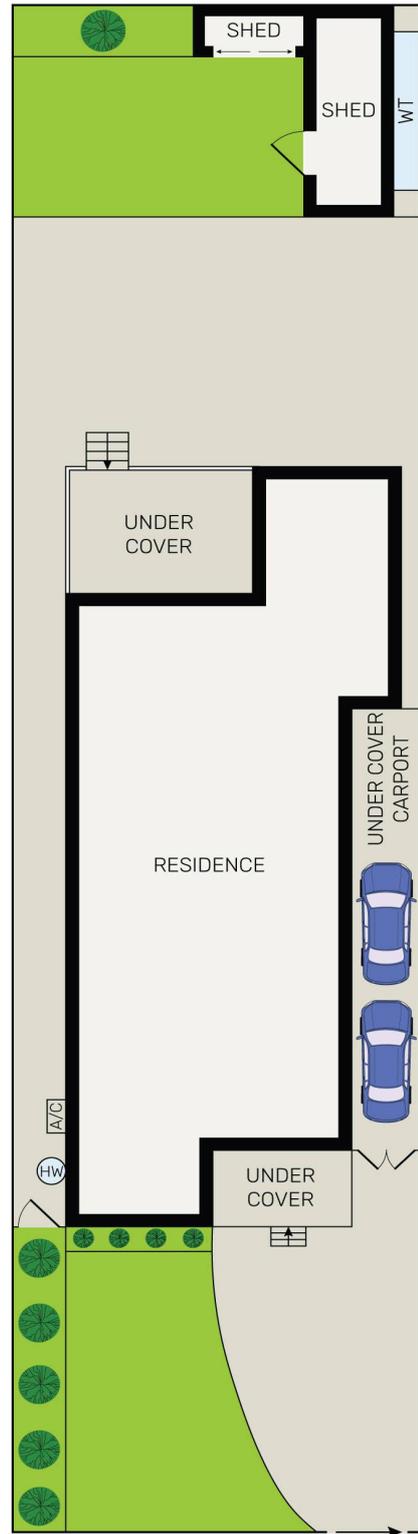
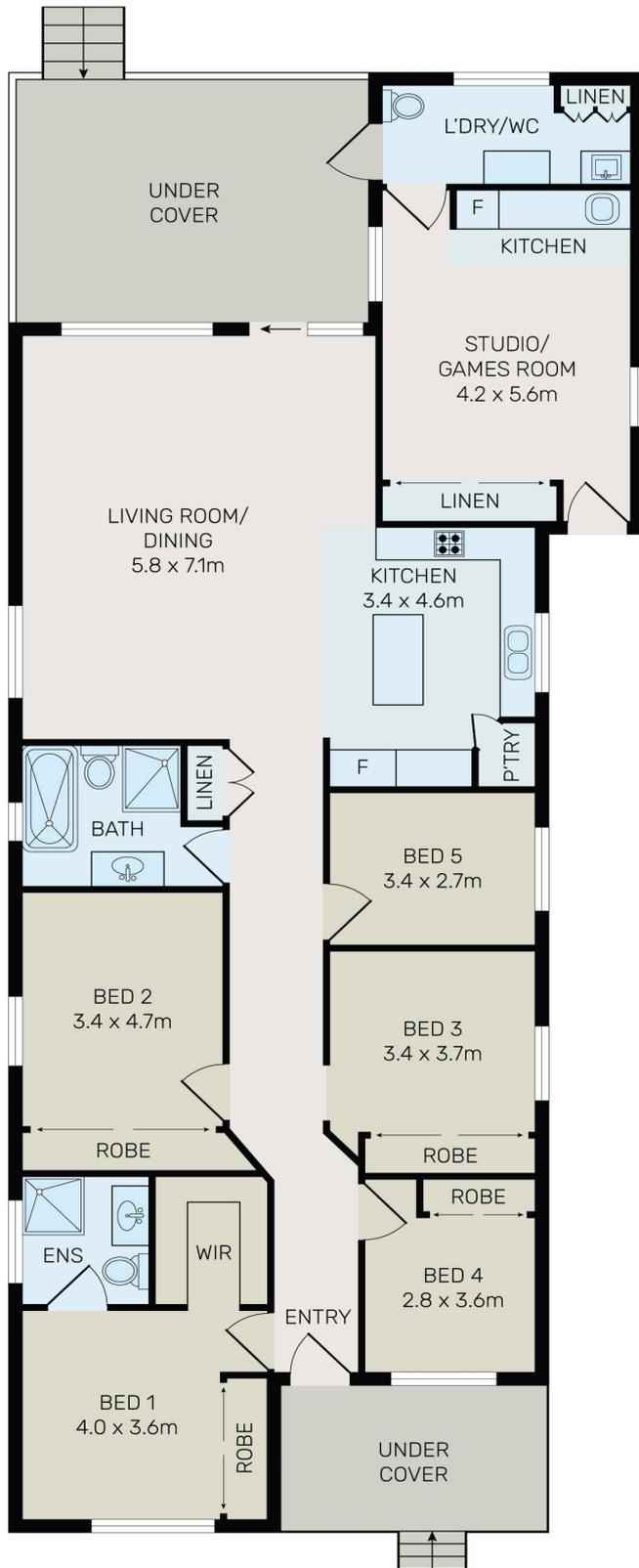
granville.ljhooker.com.au | granville@ljhooker.com.au



Disclaimer: 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 Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555**



All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



45 Willoughby Street, Guildford



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

Disclaimer: 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.