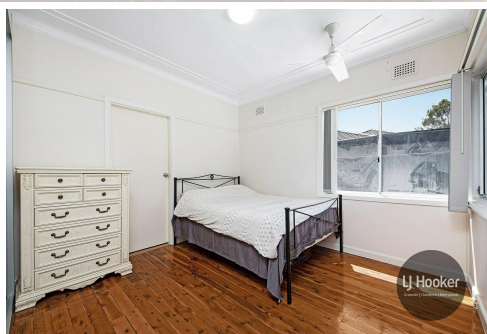
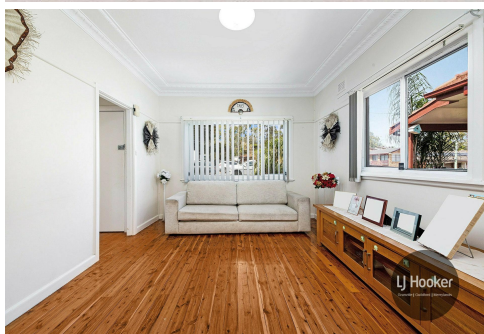


House + Granny Flat

SOLD

LJ Hooker
Granville | Guildford | Merrylands



Guildford, 5 Princes Street

SOLD AT AUCTION BY Steven 0415 308 100 & Arib 0451 787 220

7

3

3

For Sale
\$1,397,000

View
ljhooker.com.au/2FK2F9E

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

Arib Khadgi
0451 787 220
arib.khadgi@ljhooker.com.au

House + Separated Brand New Granny Flat

on a quiet street, we are offering this refurbished family home with a brand new separated granny flat. This property will certainly tick all your box's boasting with so much potential and options for families and investors.

Showcases an abundance of natural light throughout its versatile interiors, spacious floorplan to enjoy in both properties.

Both properties have been designed to be made completely separated having their own driveways, car spaces and separate access.

Located within close proximity to schools and public transport including the Liverpool-



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Parramatta transitway. Local playgrounds and recreational facilities, Woodpark shops and cafe's, are a short walk away.

Separate water and electricity meters!

Main House:

- * 3-5 bedrooms, 2 bathrooms, 2 car spaces
- * Separate living, dining, rumpus and study rooms
- * Floorboards throughout
- * Large gas kitchen with breakfast bar
- * Spacious internal laundry
- * Brand new rear deck and veranda
- * Air conditioning

Granny Flat:

- * Brand New! 2 bedrooms, 1 bathroom, 1 car port
- * Floorboards and downlights throughout
- * Stone kitchen, built in oven, dishwasher
- * Built-in wardrobes in both bedrooms
- * Air conditioning
- * Internal laundry
- * Spacious backyard

Wide 16.15m frontage, 607sqm block approx.

More About this Property

Property ID	2FK2F9E
Property Type	House
Land Area	607 m2

Steven Khawam 0415 308 100

Area Specialist | Steven.Khawam@ljhooker.com.au

Arib Khadgi 0451 787 220

Sales Associate | arib.khadgi@ljhooker.com.au

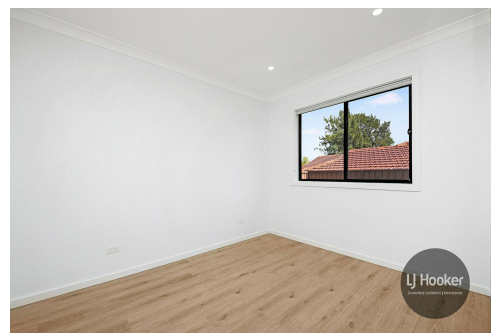
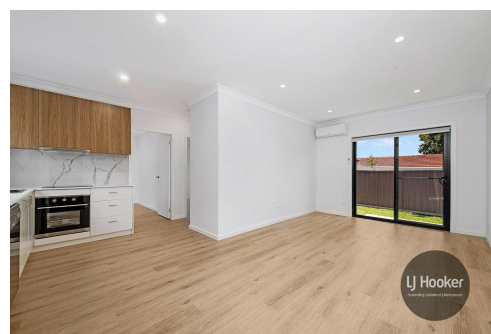
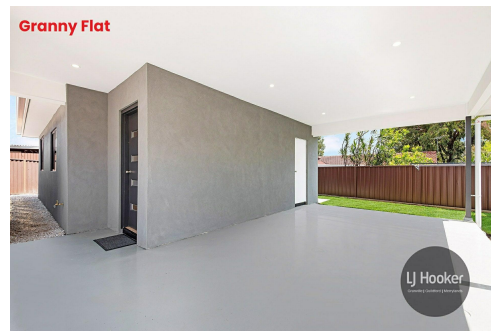
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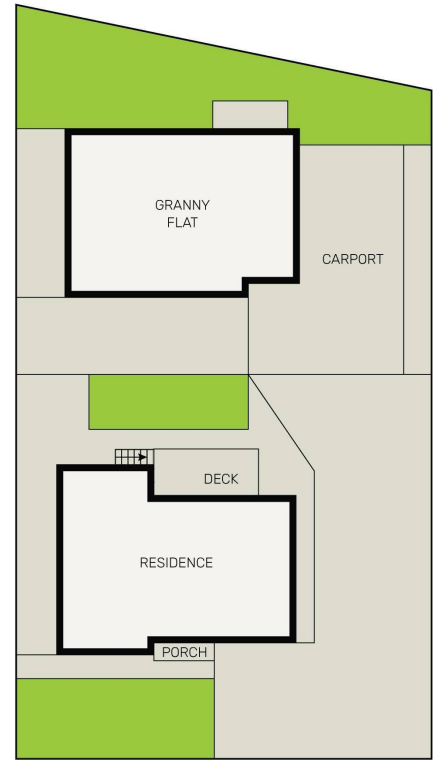
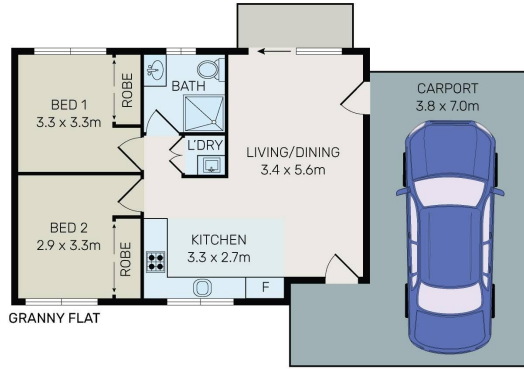
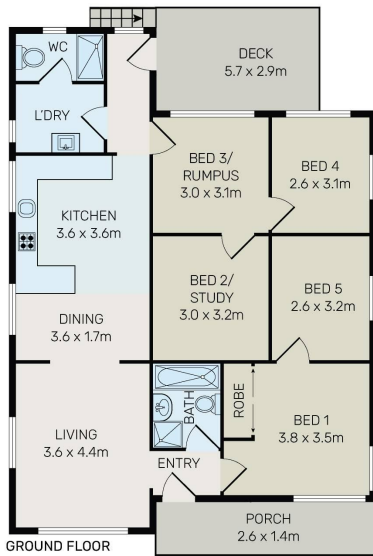
Granny Flat



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5 Princes Street, Guildford West