



50 Fairfield Road, Guildford

## Brick Home + Brick Sleepout, Great Block!

Held within the same family for many years, we are offering this great opportunity to secure a well-built brick home + self-contained 3-bedroom sleepout on a great parcel of land.

Set on the high side of the street, the property features spacious light filled interiors, versatile rooms throughout the home that extends to the generous size backyard.

Within proximity to public transport including the T-Way bus to Liverpool and Parramatta, primary and secondary schools, shops and recreational facilities.

Perfect for investors to gain high rental yield and large families!

### Main Home:

- 3 bedrooms, 1.5 bathrooms, lock up car spaces
- Separate living, dining and family/rumpus room
- Large, refurbished kitchen
- Bathroom complete with bathtub and shower
- Laundry with additional toilet
- Spacious front porch and rear pergola

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.

6 2 3

**FOR SALE**  
\$1,348,200

### AGENTS

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### AGENCY

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



- Solar panels

#### Studio/Sleepout

- 3 bedrooms, 1 bathroom
- Tiles throughout
- Living and dining combined
- Large kitchen
- Bathroom with internal laundry
- Built-in wardrobes in all bedrooms

562.7m2 block, 14.77m frontage approx.

#### MORE DETAILS

Property ID	2H1EF9E
Property Type	House
Land Area	562.7 m2

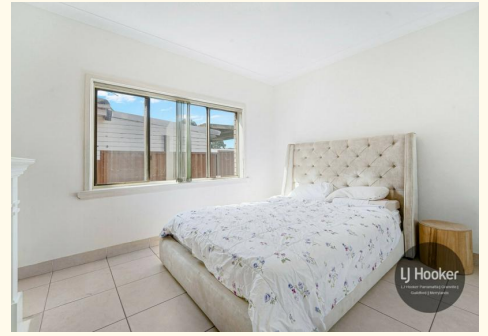
**Steven Khawam 0415 308 100**

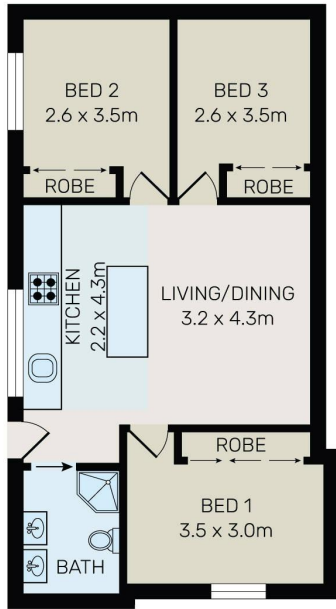
Area Specialist | [Steven.Khawam@ljhooker.com.au](mailto:Steven.Khawam@ljhooker.com.au)

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

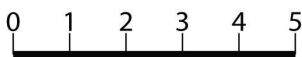
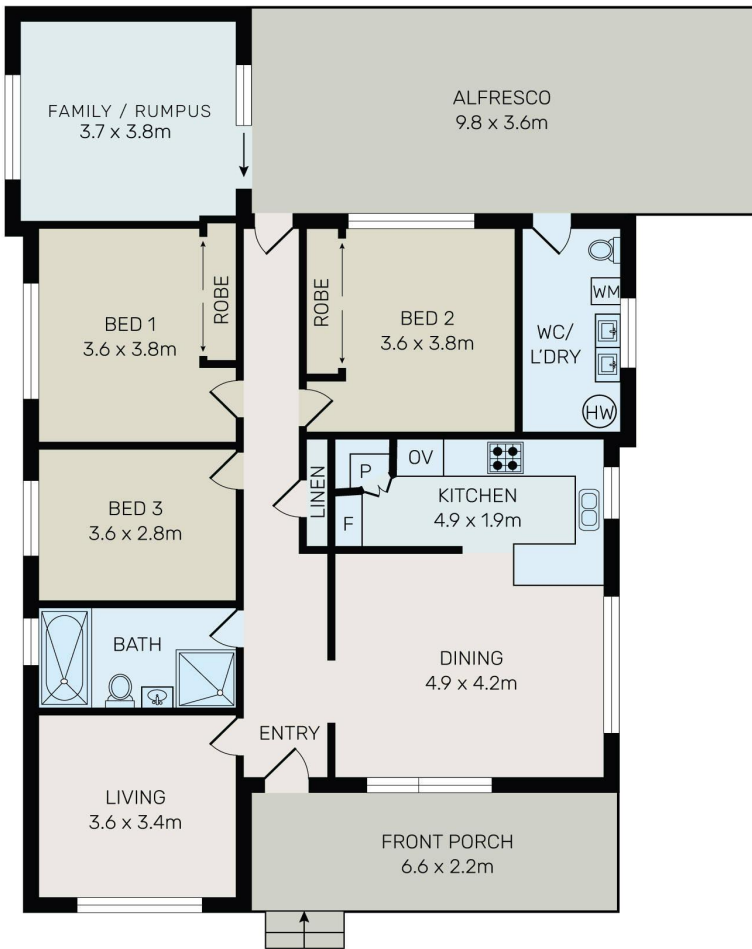
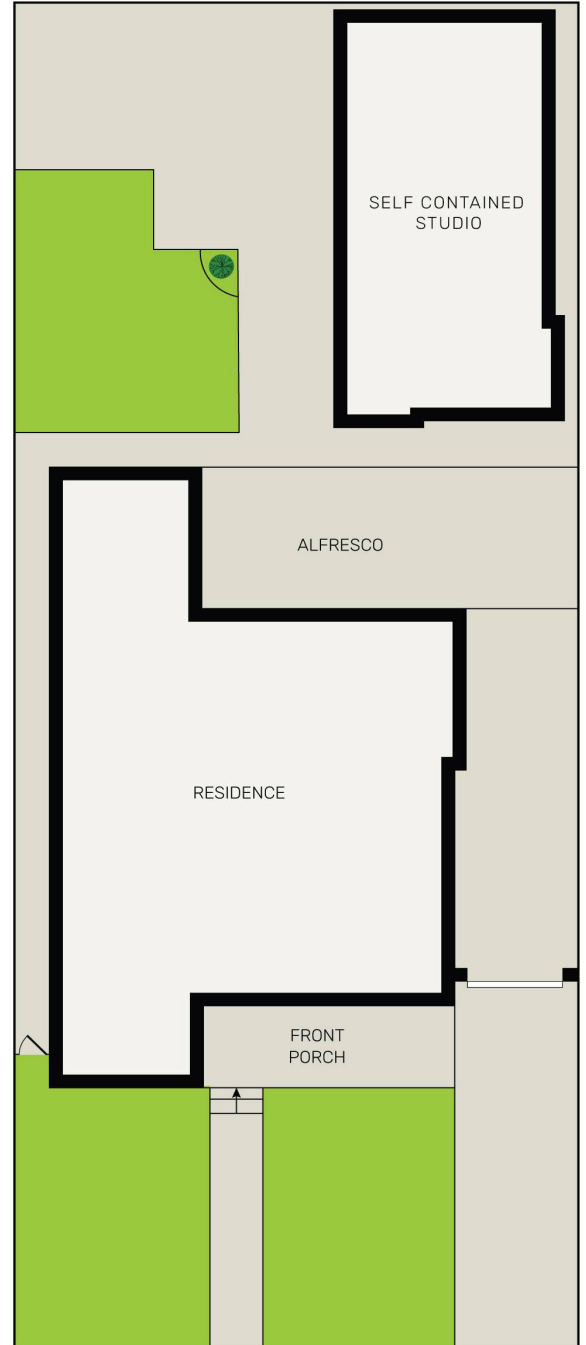
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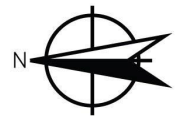




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