

53 Bursill Street, Guildford

## **SOLD AT AUCTION by Paulette Ghaleb 0408 888 810**

Offering a comfortable, family-friendly layout, this lovely four-bedroom home presents a fantastic opportunity for both owner-occupiers and savvy investors.

Ideally located within 1km to Guildford train station and shops with a wide array of essential amenities also nearby, this residence combines modern comfort with exceptional convenience. It is also just minutes' drive to Parramatta CBD and Merrylands, making commuting and daily errands a breeze.

### Notable Features:

- Four bedrooms with built-in wardrobes
- Stylish laminate timber flooring throughout
- Contemporary kitchen with stone benchtop
- Two modern bathrooms
- Expansive living area plus separate dining space
- Large, child-friendly rear yard
- " Granny flat potential (subject to council approval)
- " Currently leased at \$1000 per week—an excellent addition to any investment portfolio

4 2 2

**FOR SALE**  
\$1,396,000

### **AGENTS**

Paulette Ghaleb  
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### **AGENCY**

LJ Hooker Parramatta | Granville |  
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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**

Whether you are a growing family seeking space and convenience, or an investor looking for a quality, income-generating asset, this property ticks all the boxes.

Do not miss this opportunity —homes of this calibre and location are in high demand.

## MORE DETAILS

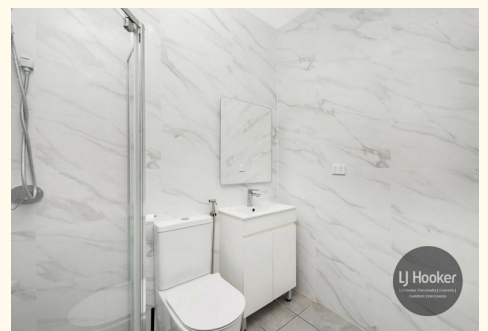
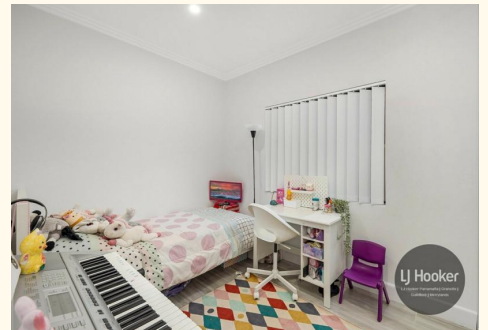
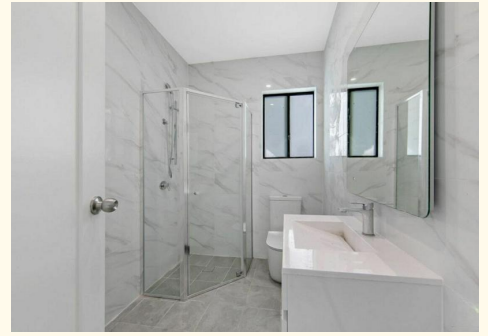
Property ID	2G6CF9E
Property Type	House
Including	Toilets (2)
	Built-in-Robes
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

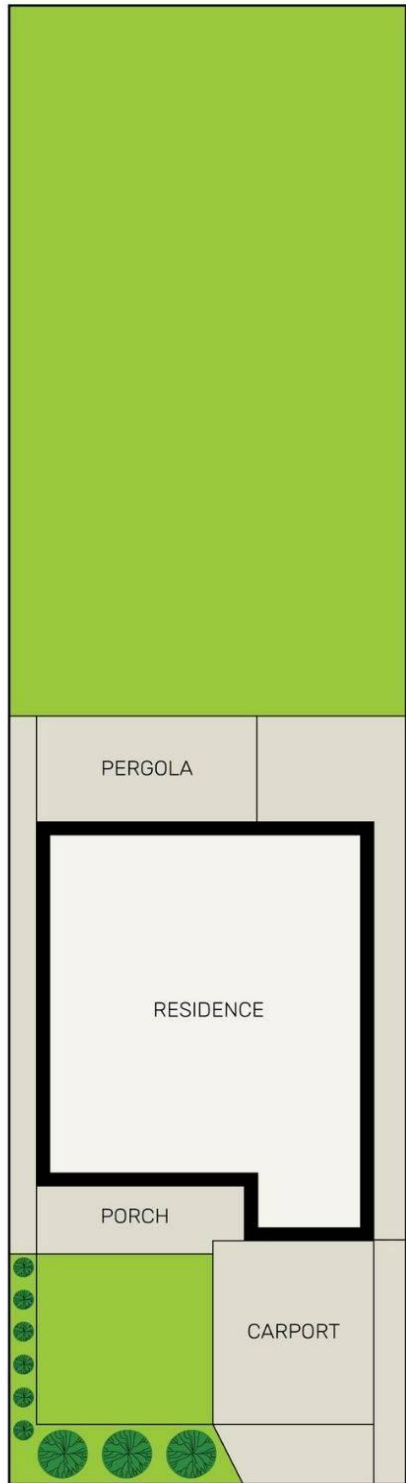
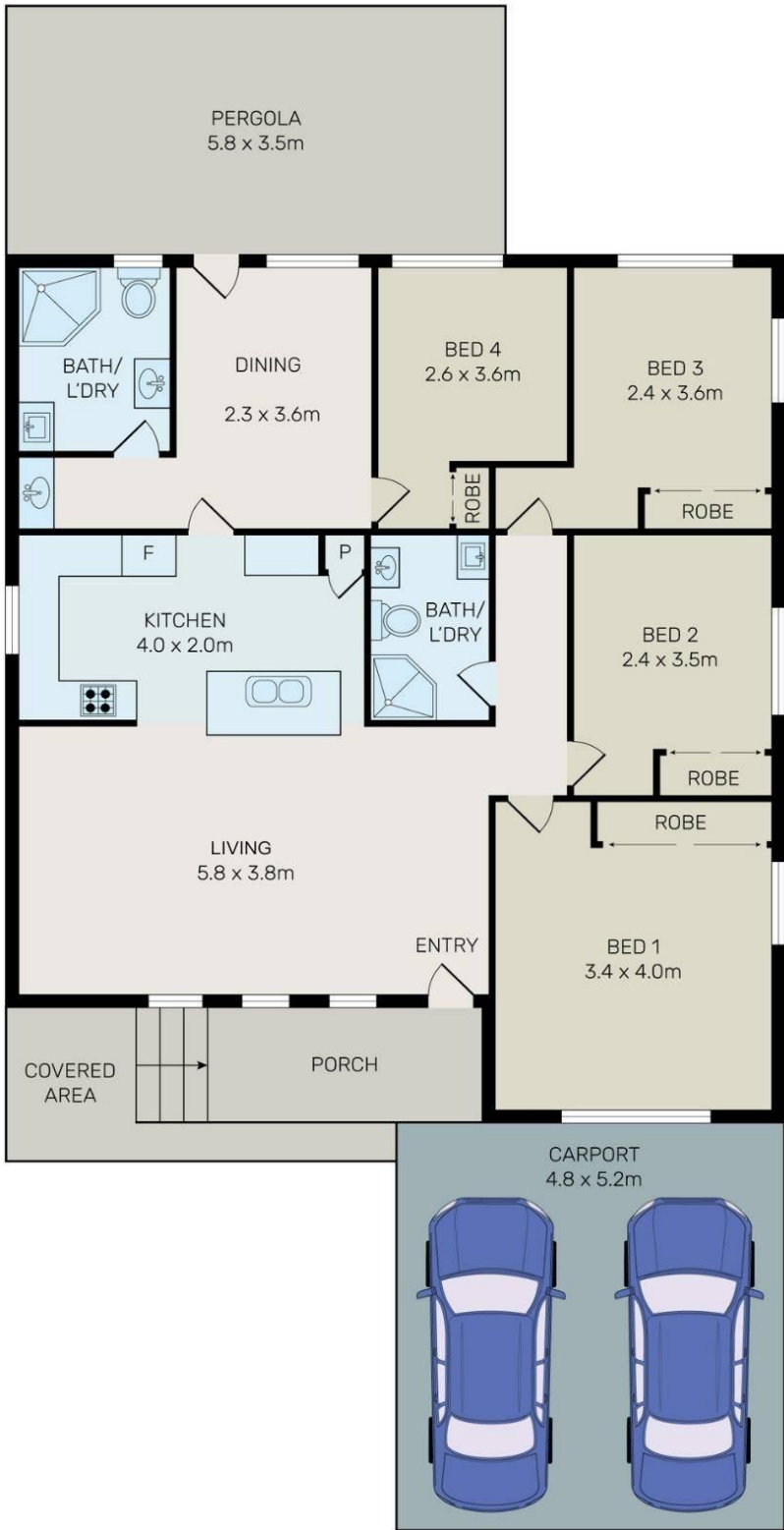
**Paulette Ghaleb 0408 888 810**

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