







56A Cardigan Street, Guildford

Quality Duplex, Walk to Station & Shops

We are offering this near new duplex set in a convenient location in Guildford.

Modern style, open-plan living and dining area seamlessly extends to the alfresco and undercover area, offering the perfect blend of indoor and outdoor living.

An exceptional home, within close proximity to schools, shops, parks, and public transport.

Features include:
- 4 bedrooms, 2.5 bathrooms, lock up garage + car space
- Tiles and carpets throughout
- Gas kitchen, stone bench tops, waterfall ends, dishwasher
- Master bedroom with ensuite and balcony
- Built-in wardrobes in all bedrooms, balconies in 2 bedrooms
- Main bathroom with shower and bathtub
- Alfresco with outdoor BBQ area
- Ducted air conditioning, gas heating
- Home alarm system, video intercom

221.3sqm block approx.

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.

4 2 2

FOR SALE
$1,248,000

AGENTS
Steven Khawam
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AGENCY
LJ Hooker Parramatta | Granville | Guildford | Merrylands
(02) 9637 8555

LJ Hooker

MORE DETAILS

Property ID	2GTTF9E
Property Type	House
Land Area	221.3 m2





Steven Khawam 0415 308 100
Area Specialist | Steven.Khawam@ljhooker.com.au

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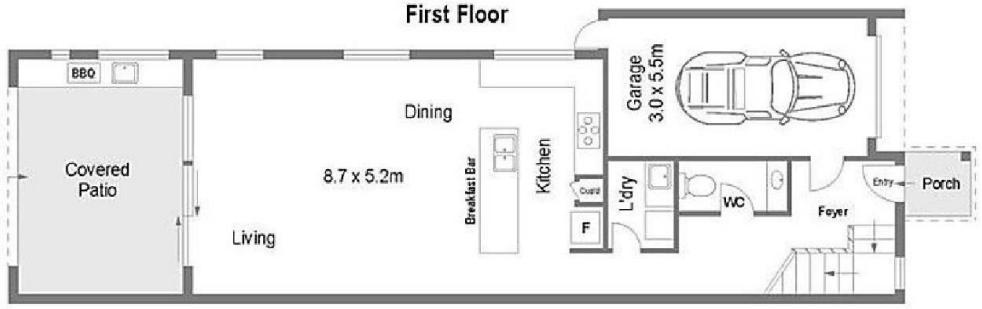
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Site Plan
(Not To Scale)



First Floor



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Ground Floor

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Ref. No: 67030

INT : 166m²

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