

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

AGENCY

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



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

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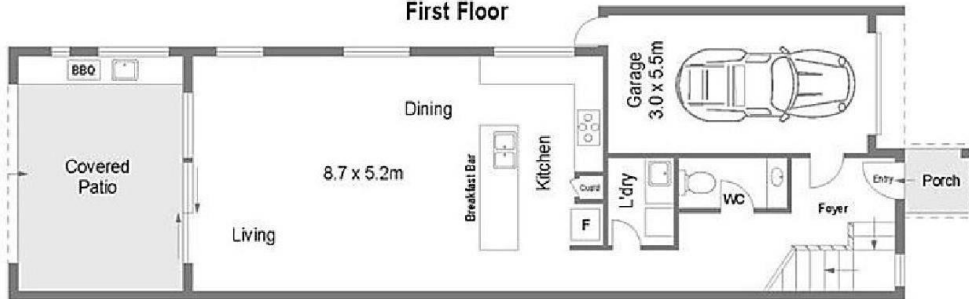




Site Plan
(Not To Scale)



First Floor



Ground Floor



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

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INT : 166m²