

6 Phillip Street, Guildford

## SOLD AT AUCTION By Paulette Ghaleb 0408 888 810

Cherished by the same family for many years, this spacious home is filled with memories and ready for its next chapter.

Set on a generous block of over 706 sqm approx, it offers space and potential for a new family to make it their own.

Expansive block with exciting possibilities for a granny flat, renovation or even a brand-new build (Subject to Council Approval)

Nestled in a quiet street, this home enjoys a wonderful sense of peace while being just 600 metres to Guildford West Primary School. With bus transport, parks and everyday amenities close by, convenience is right at your doorstep.

Notable features include:

- Four good size bedrooms
- Open plan lounge and dining
- Light-filled sunroom
- Neat kitchen and bathroom
- Large traditional backyard
- Total land area -706 sqm approx.
- Great location - 600 metres approx. to Guildford West Primary

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.

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**FOR SALE**  
\$1,341,000

### AGENTS

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### AGENCY

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(02) 9637 8555



- School
- Parks, Bus Transport and other amenities also nearby

A home that has provided years of warmth and happiness is now ready to welcome its next family. Whether you're looking to move straight in, add your own touch, or create something new, this property offers a rare chance to build your future in a location that truly feels like home.

## MORE DETAILS

Property ID	2G68F9E
Property Type	House
Land Area	706 m2
Including	Air Conditioning
	Toilets (1)
	Car Parking - Surface
	Close to Schools
	Close to Transport

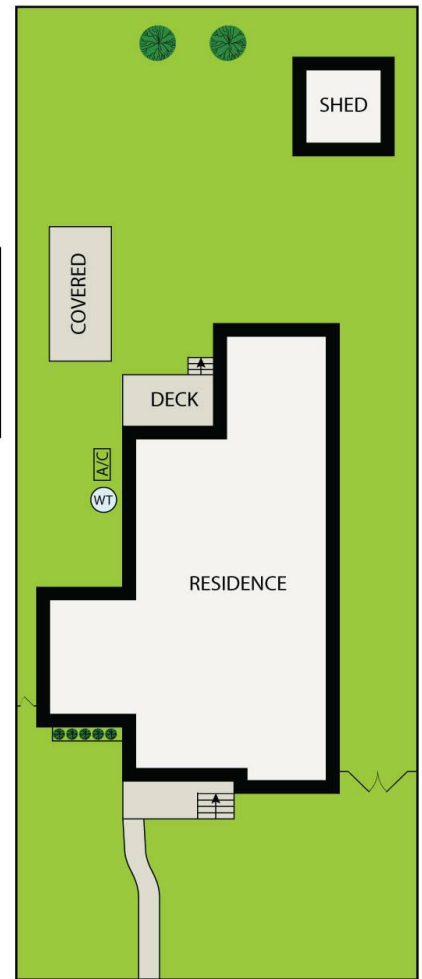
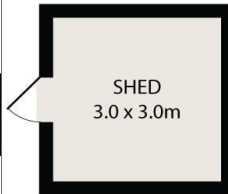
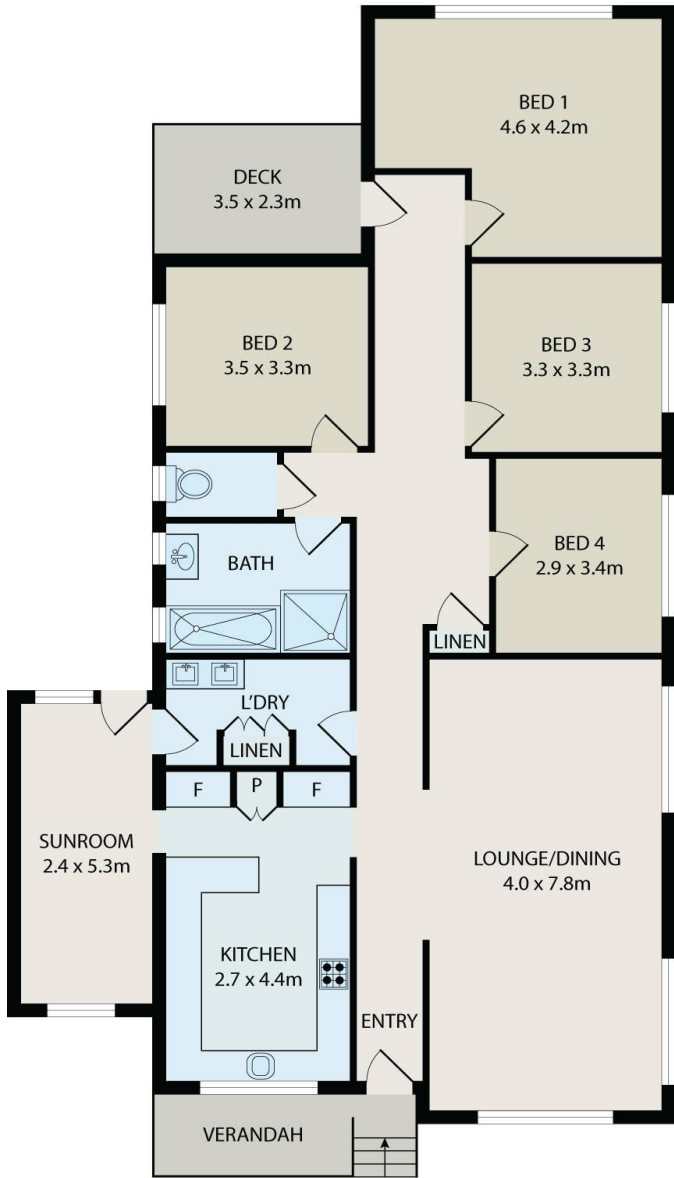
**Paulette Ghaleb 0408 888 810**

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