



## Guildford, 62 Woodstock Street

### RENOVATED HOME + 2 SELF-CONTAINED SLEEP OUTS

Fully renovated home + 2 self-contained sleep outs.

This unique property offers incredible versatility with a fully renovated 3-bedroom home and two self-contained sleep outs on a 518.5 sqm block (12.02m frontage as per D.P).

#### MAIN HOUSE

- \* 3 spacious bedrooms with built-in wardrobes
- \* Sleek polyurethane/stone gas kitchen with island bench
- \* Tiled flooring throughout for easy maintenance
- \* Two living areas, separate dining area
- \* Two renovated bathrooms
- \* Internal laundry
- \* Air-conditioning for all year-round comfort
- \* Alfresco area perfect for entertaining
- \* Fully fenced, offering privacy from the studios



**Disclaimer:** 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**  
\$1,260,000

**View**  
[ljhooker.com.au/2FEDF9E](http://ljhooker.com.au/2FEDF9E)

**Contact**  
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## SLEEP OUT 1 & SLEEP OUT 2

Each self-contained sleep out features:

- \* 1 bedroom with built-in wardrobe
- \* Air-conditioning for all year-round comfort
- \* Internal laundry and modern bathroom
- \* Electric kitchen
- \* Independent access

## LOCATION HIGHLIGHTS

Conveniently positioned close to public transport, schools, shops, and local parks, this property offers an unbeatable lifestyle in the heart of Guildford.

Don't miss this incredible opportunity! Contact us today for more information or to arrange an inspection!

## More About this Property

Property ID	2FEDF9E
Property Type	House
Land Area	518.5 m <sup>2</sup>
Including	Air Conditioning Toilets (4) Built-in-Robes Close to Schools Close to Shops Close to Transport Kitchenette

**Joseph Nasr 0405 824 646**

Area Specialist | [Joseph.Nasr@ljhooker.com.au](mailto:Joseph.Nasr@ljhooker.com.au)

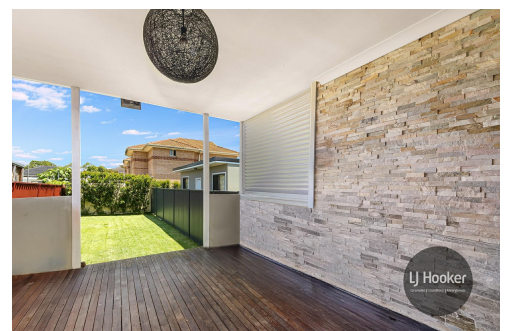
**Joe Bechara 0416 698 888**

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42 South Street, GRANVILLE NSW 2142

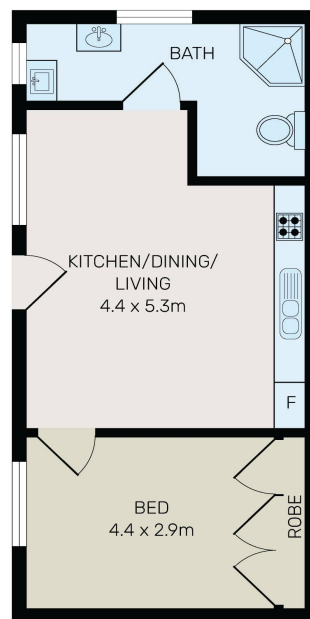
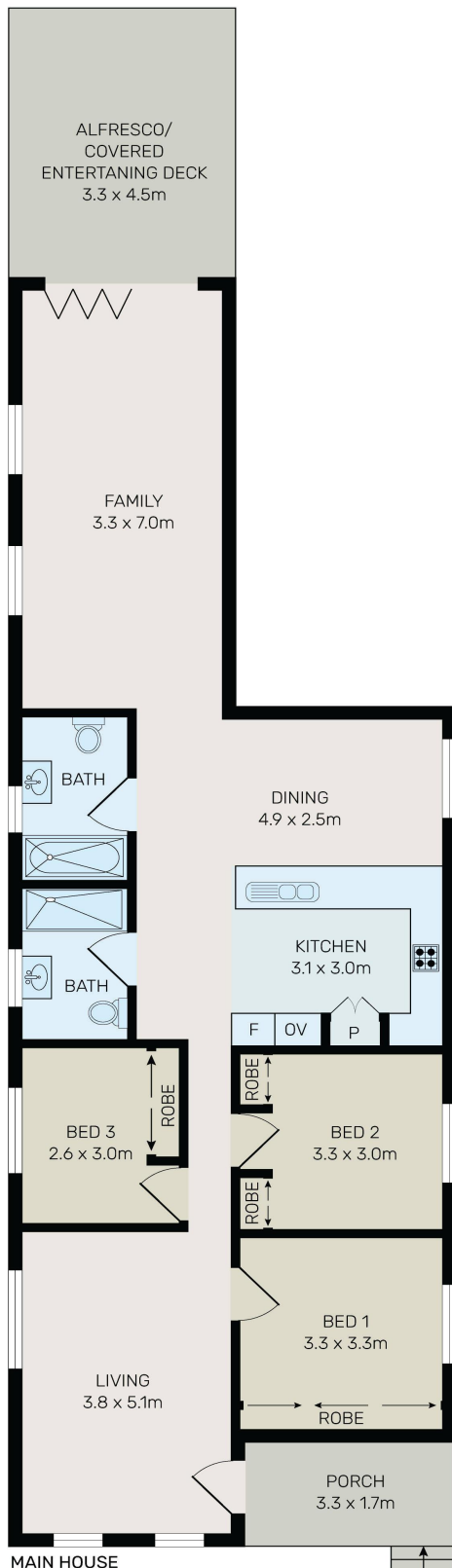
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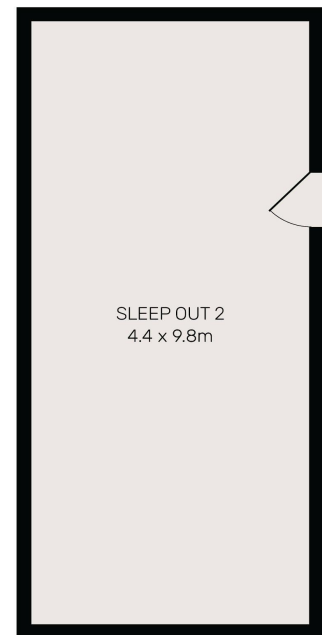
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SLEEP OUT 1



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