

Guildford, 75a The Promenade

FULL BRICK DUPLEX WITH TEENAGERS RETREAT

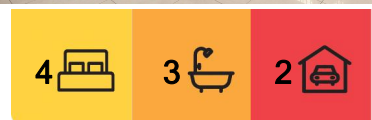
A rare opportunity to secure a spacious, full brick duplex designed for comfort, style, and convenience. With high-quality finishes, multiple living areas, and a fully self-contained teenagers retreat, this home is perfect for growing families, multi-generational living, or savvy investors looking for strong rental potential.

PROPERTY FEATURES:

- * Land Size: 334.5 sqm
- * Solid full brick construction with concrete slabs for durability and sound insulation
- * Generously sized open-plan living and dining areas, perfect for entertaining
- * Modern polyurethane & stone gas kitchen with ample cupboard space and high-end appliances
- * Internal laundry with an additional toilet for added convenience
- * Remote-controlled lock-up garage with internal access plus an extra driveway parking space
- * Ducted air-conditioning throughout for year-round comfort



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.



For Sale
\$1,150,000

View
ljhooker.com.au/22REF9E

Contact
Joseph Nasr
0405 824 646
Joseph.Nasr@ljhooker.com.au

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

- * Security alarm system for peace of mind
- * Low-maintenance backyard, ideal for entertaining or family gatherings

UPSTAIRS HIGHLIGHTS:

- * Four spacious bedrooms, each with built-in wardrobes for ample storage
- * Master suite with a private ensuite, creating a tranquil retreat
- * Floor-to-ceiling tiled main bathroom featuring a luxurious corner spa and a separate shower
- * Large linen and storage area, ensuring plenty of space for essentials
- * Additional powder room, offering convenience for guests and family

SELF CONTAINED TEENAGERS RETREAT:

A standout feature of this property is the fully self-contained teenagers retreat, providing independent living space for extended family members or guests.

ENJOY THE BEST ON CONVENIENCE AND LOCATION:

- * Close proximity to local parks, perfect for outdoor activities and recreation
- * Walking distance to shops, transport, and schools, making daily errands effortless
- * Easy access to public transport and major roads, connecting you to surrounding suburbs and Sydney CBD

More About this Property

| | |
|----------------------|--|
| Property ID | 22REF9E |
| Property Type | House |
| Land Area | 334.5 m2 |
| Including | Ensuite Study Air Conditioning Toilets (5) Alarm Built-in-Robes Area Views Close to Schools Close to Shops Close to Transport |

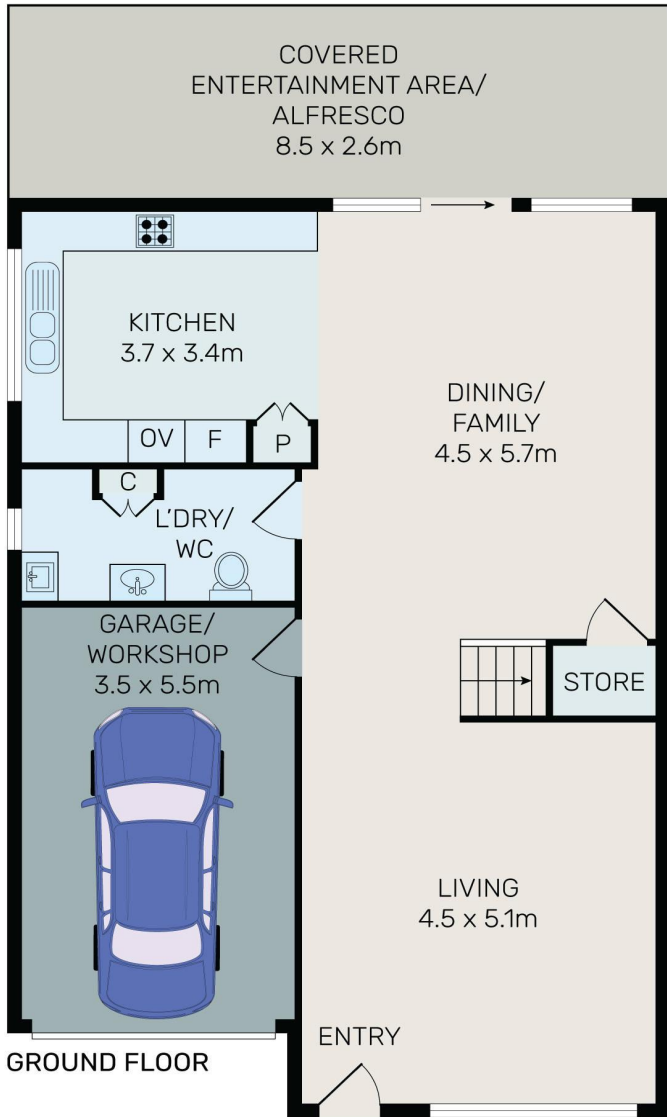
Joseph Nasr 0405 824 646
 Area Specialist | Joseph.Nasr@ljhooker.com.au

LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555
 42 South Street, GRANVILLE NSW 2142
granville.ljhooker.com.au | granville@ljhooker.com.au

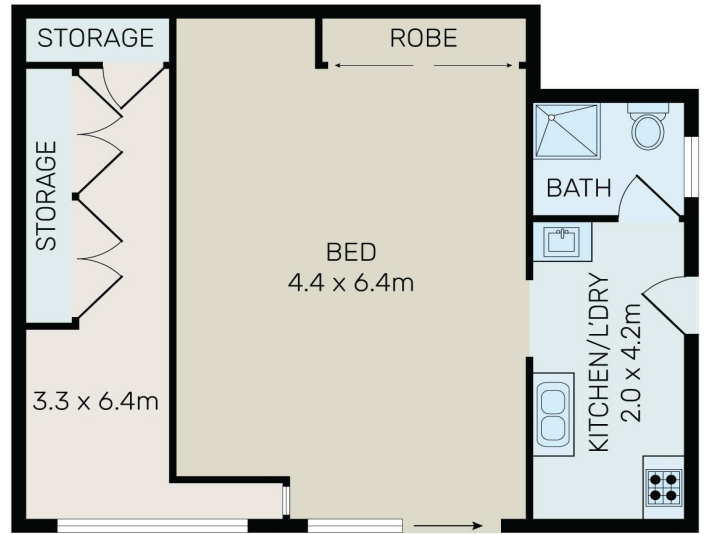


Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

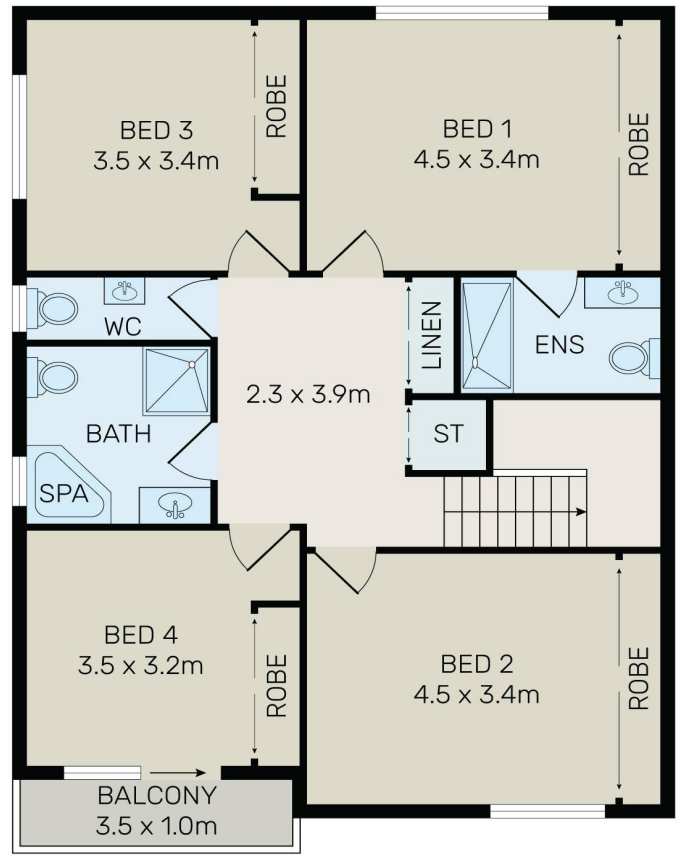
LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555



GROUND FLOOR



TEEN



FIRST FLOOR



All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



75A The Promenade, Old Guildford



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

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.