



3/76-78 Chamberlain Road, Guildford

Spacious 3-Bedroom Townhouse in a Prime Location!

This contemporary and generously sized townhouse delivers the perfect combination of space, style, and convenience. Tucked away in a well-maintained complex, it offers a peaceful lifestyle just moments from Guildford shops, station, schools, childcare centres, and the public library. With easy access to Parramatta CBD and the M4 motorway, this property is ideal for families, professionals, or savvy investors seeking quality and comfort.

Ground Level:

- Spacious open plan living and dining area with seamless flow to the outdoor courtyard - perfect for entertaining family and friends.
- Modern polyurethane and stone gas kitchen equipped with stainless steel appliances, dishwasher, water filtration system, and an island bench ideal for meal prep or casual dining.
- Large manicured courtyard with artificial grass - low-maintenance and ideal for children or weekend relaxation.
- Study nook/home office area, providing a practical workspace for students or remote workers.
- Powder room (third toilet) for guest convenience.
- Internal laundry complete with dryer.
- Double lock-up garage with additional storage and internal access

3 2 2

FOR SALE
\$950,000

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



for ease and security.

- Fully tiled living areas offering easy care and a modern finish.
- Ducted 2-zone air-conditioning providing year-round comfort.

Upstairs:

- Three spacious bedrooms, all with built-in wardrobes.
- Master bedroom with private ensuite and ample storage space.
- Main bathroom beautifully appointed with floor-to-ceiling tiles, a separate shower, and a full-sized bathtub - designed for both functionality and relaxation.

Additional Information:

- Total area: 243sqm
- Registered: 2012
- Strata: \$1,225.00 per quarter
- Council: \$394.00 per quarter
- Water: \$179.94 per quarter
- Rental potential: Strong return for investors

Location Highlights:

- 650m to Guildford Station and local shops
- 700m to Guildford Public School
- Close to childcare centres and Guildford Public Library
- Easy access to Parramatta CBD, Merrylands, and the M4 Motorway

Offering a generous layout, modern finishes, and a highly convenient setting, this townhouse stands out for its size, design, and low-maintenance lifestyle. Whether you're upgrading, downsizing, or investing, it ticks all the boxes for modern living in a central location.

MORE DETAILS

Property ID	2GD5F9E
Property Type	Townhouse
House Size	243 m2
Including	Ensuite Study Air Conditioning Toilets (3) Built-in-Robes Close to Schools Close to Shops Close to Transport

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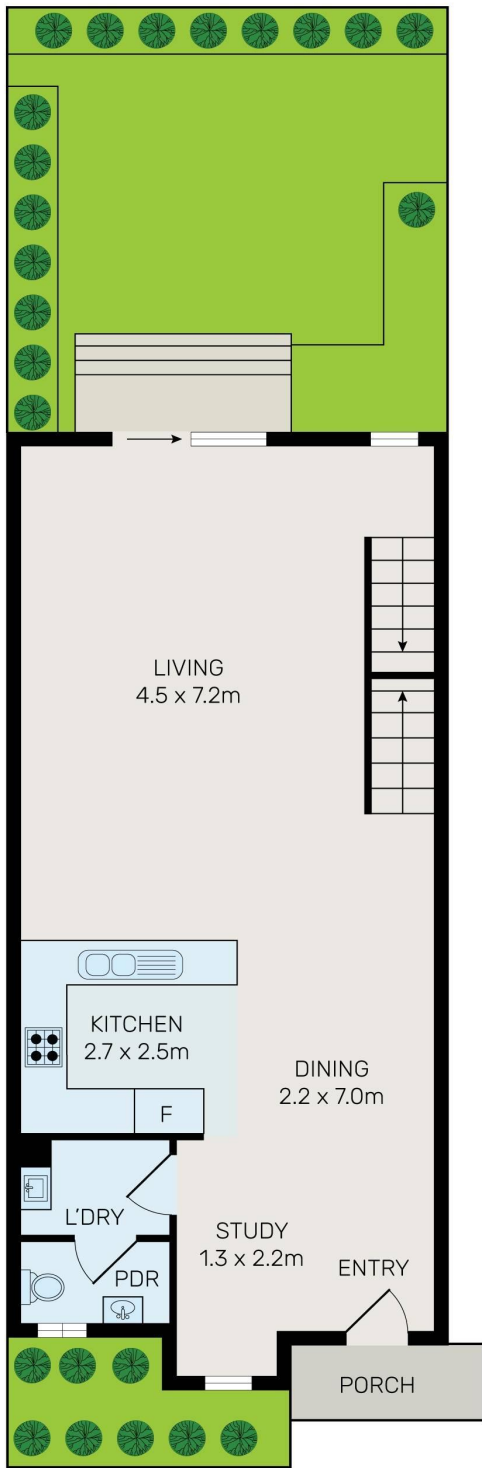
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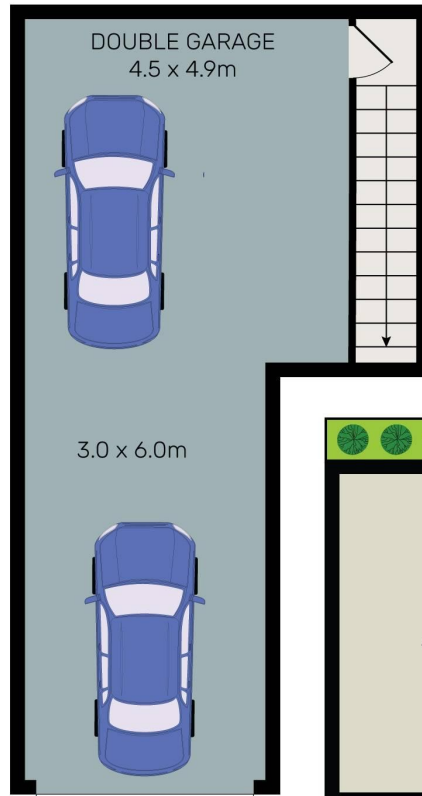
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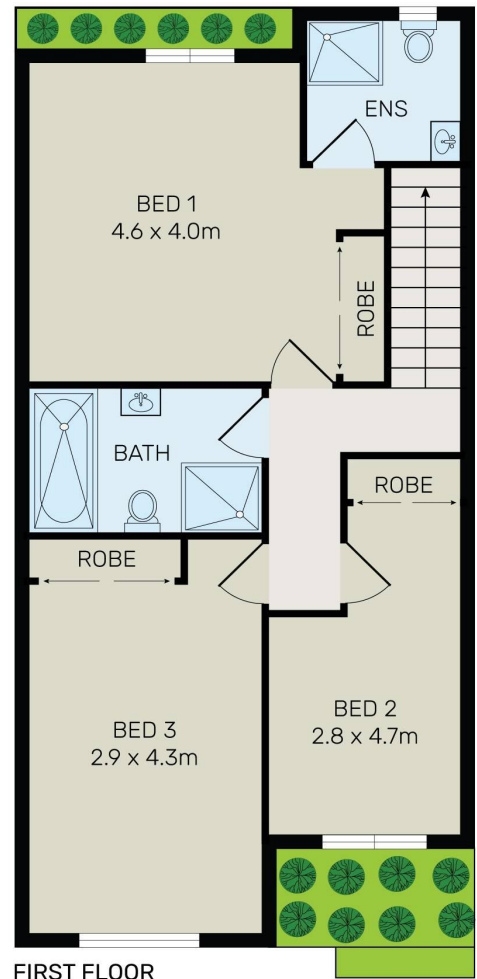




GROUND FLOOR



BASEMENT



FIRST FLOOR



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