

4/210 Excelsior Street, Guildford




STREET FACING —CORNER POSITION

Positioned in a boutique complex of only four homes, in the most desirable location, this street-facing corner townhouse offers a rare combination of privacy, space, and convenience. Enjoy internal access to a lock-up garage, plus side access to a large, private, manicured yard-perfect for entertaining, relaxing, or family living.

STRATA REPORT AVAILABLE UPON REQUEST

Property Features:

- Three bedrooms with built-in robes
- Gas cooking kitchen with stone benchtop and pantry
- Separate lounge and dining area opening to a sunny courtyard with side access
- " Two fully tiled bathrooms —one downstairs and other upstairs
- Outdoor covered entertainment area with gas outlets for heating and BBQ
- Tiled flooring underneath the freshly laid carpets with timber flooring throughout upstairs
- Internal access to the lock up garage with remote access plus storage room
- Multiple storage areas and Internal laundry

3  2  1 

FOR SALE
\$930,000

AGENTS

Fred Nazari
0451 919 640
fred.nazari@ljhooker.com.au

AGENCY

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

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.



- Ducted air-conditioning

OTHERS:

- North facing aspect
- Large 274 sqm total land size (approx)
- Steps away from bus stops, schools, parks, local shops, pharmacy, and family medical centre with after hour doctors
- Minutes' drive to Granville, Parramatta & Merrylands CBDs

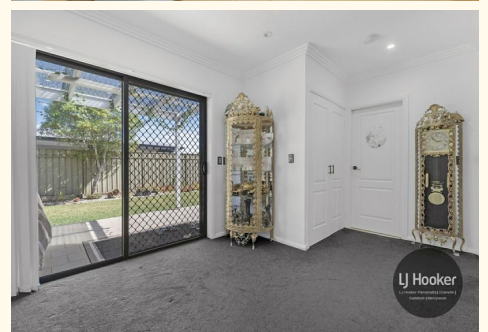
This townhouse is a standout opportunity for anyone seeking a stylish, functional, and private home in a highly desirable setting. **DISCLAIMER:** All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

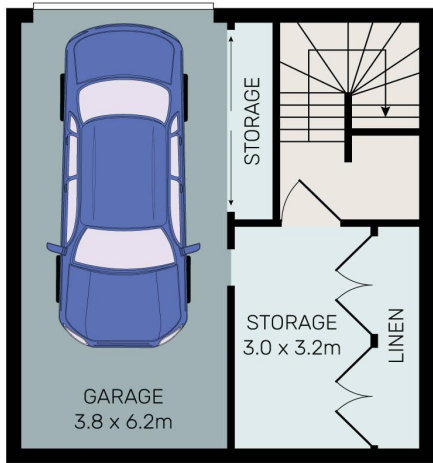
MORE DETAILS

Property ID	2GG2F9E
Property Type	Townhouse
Land Area	274 m2

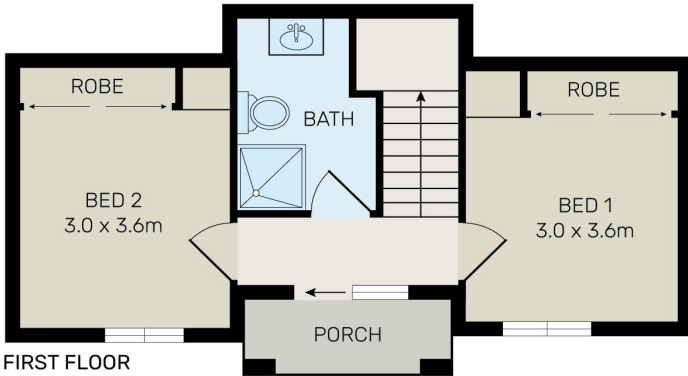
Fred Nazari 0451 919 640
 Area Specialist | fred.nazari@ljhooker.com.au

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

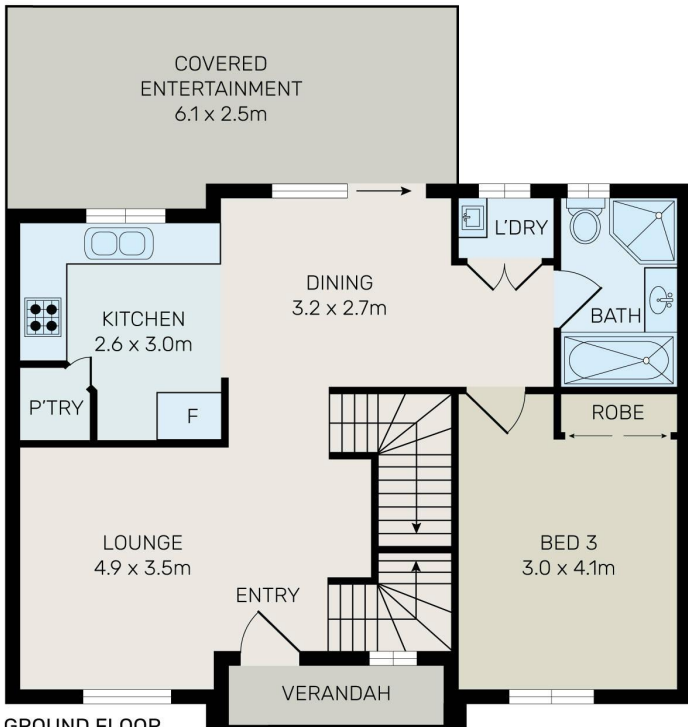




LOWER GROUND FLOOR



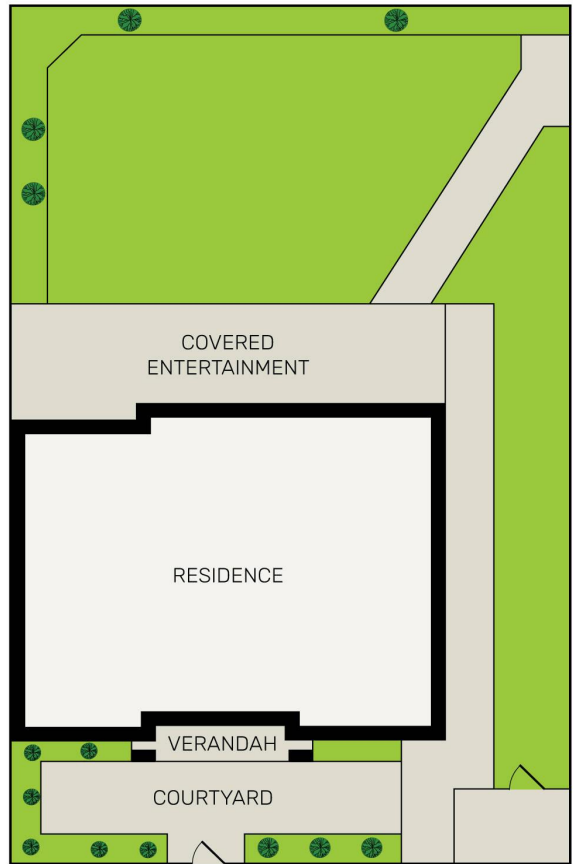
FIRST FLOOR



GROUND FLOOR



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