







6/34-36 Henry Street, Guildford

Double-Brick Townhouse Offering Space, Comfort & Convenience

Positioned within a boutique complex of only eight townhouses, this impressive double-brick residence offers a spacious floorplan, quality inclusions and a private courtyard, making it an excellent opportunity for families, first-home buyers, downsizers and investors alike.

Designed for comfortable everyday living, the home features generous open-plan living and dining areas, a well-appointed gas kitchen and a fully fenced, beautifully manicured courtyard ideal for entertaining or relaxing outdoors.

Property Features
- Solid double-brick construction
- Boutique complex of only 8 townhouses
- Spacious open-plan living and dining with air-conditioning
- Three generously sized bedrooms, built-in wardrobes
- Master bedroom featuring ensuite and air-conditioning
- Main bathroom with floor-to-ceiling tiles, separate shower and bathtub
- Well-positioned linen/storage cupboard

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FOR SALE
$865,000

VIEW
Thu 5th Nov @ 5:00PM - 5:15PM

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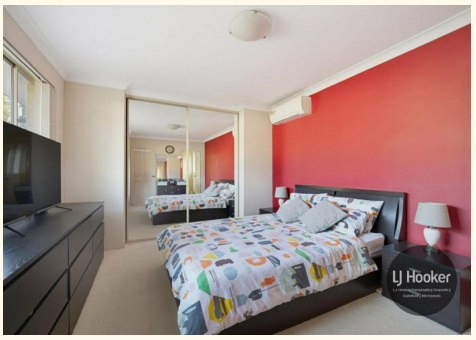
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Interested parties must rely solely on their own enquiries.

- Stone-bench gas kitchen with stainless-steel appliances
- Large internal laundry with ample storage
- Fully fenced and manicured private courtyard
- Double lock-up garage
- Visitor parking available within the complex

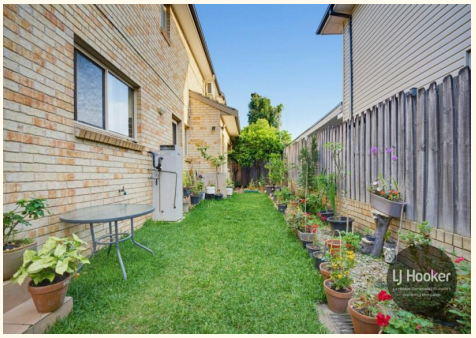
Additional Information
- Total area: 202sqm
- Registered Age: 2003
- Water: $226.20 per quarter
- Strata: $781.45 per quarter
- Council: $417.00 per quarter
- Rental potential of $750-$780per week

Enjoy easy access to an extensive range of everyday amenities, schools, transport and recreational facilities, including:
" Oxford Greens Early Education Centre —approximately 160m
" Old Guildford Public School —approximately 750m
" Guildford Public School —approximately 900m
" Guildford shops and local shopping precinct —approximately 1km
" Guildford Railway station - approximately 1.3 Km
" St Patrick's Primary School —approximately 1.3km
" Guildford Park —approximately 1km
" Stockland Merrylands —approximately 2.5km
" Parramatta CBD —approximately 5km
- Easy access to major roads including Woodville Road, Cumberland Highway and the M4 Motorway









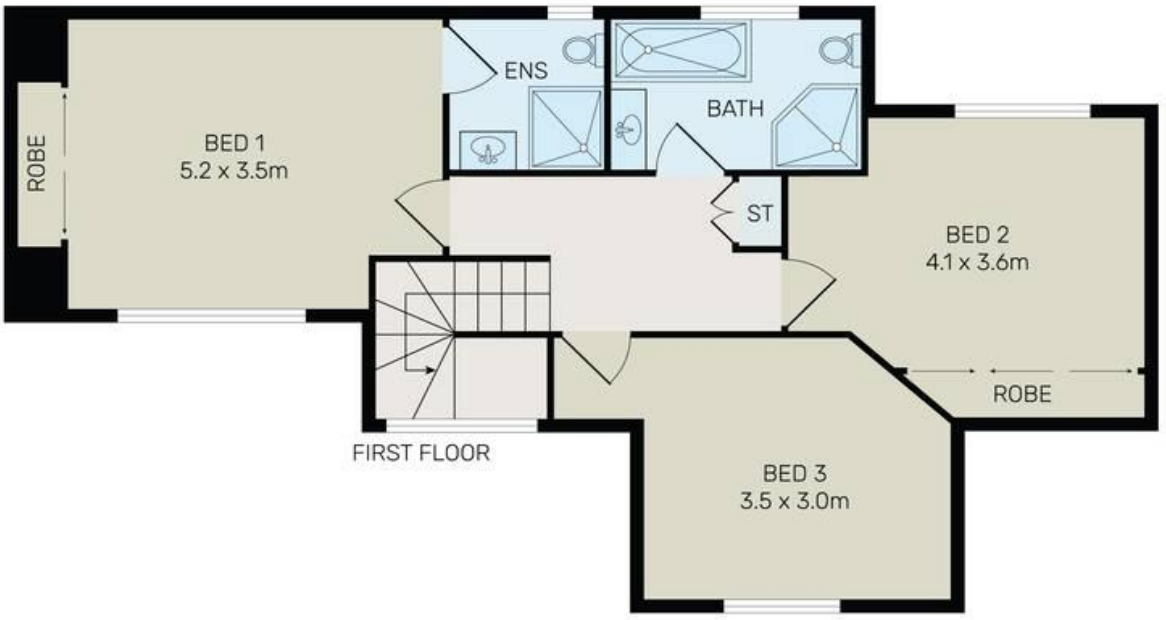
MORE DETAILS

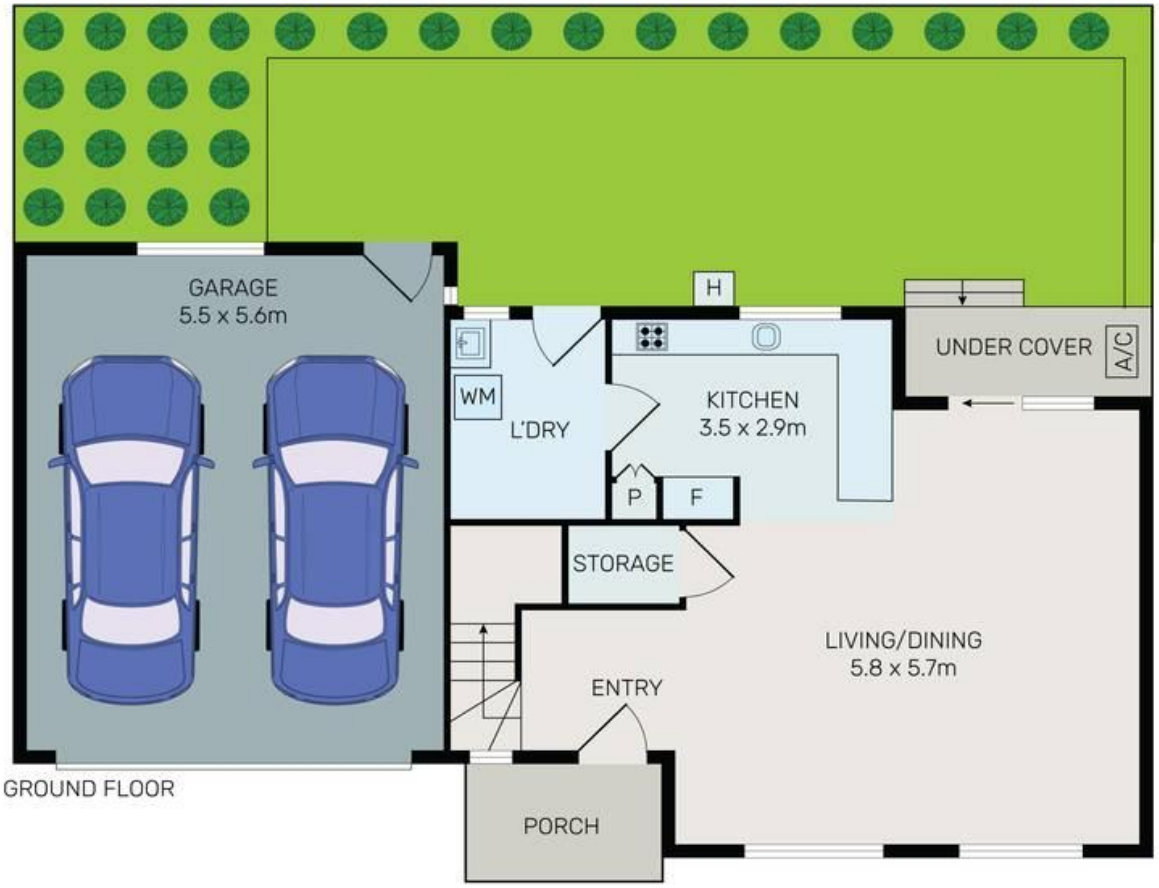
Property ID	2HJBF9E
Property Type	Townhouse
Land Area	202 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Intercom
	Floorboards
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

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