







34D James Street, Guildford West

Light, Bright & Beautifully Designed

Proudly presenting this fresh, light-filled, brand-new standalone home, perfectly designed for effortless family living and ready to be enjoyed.

Architecturally designed to maximize space and natural light, this impressive home features versatile interiors that flow seamlessly throughout, complemented by impeccable finishes and thoughtful design details.

Perfectly positioned within close proximity to public transport, quality primary and secondary schools, local shops and recreational facilities, the home is also just a short walk to McCredie Park and sports field, Guildford Swimming Centre and Guildford Leagues Club.

Offering an exceptional combination of style, space and convenience, this beautifully appointed residence is ready to welcome its new family home.

Features include:
- 5 bedrooms, 3 bathrooms, double lock up garage
- Combined living and dining, flowing to entertainment area
- Tiles and floorboards throughout

5 3 2

FOR SALE
For Sale $1,480,000 - $1,550,000

VIEW
Wed 4th Nov @ 5:15PM - 5:30PM

AGENTS
Steven Khawam
0415 308 100
skhawam.nr@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.

- Gas kitchen, stone bench tops, breakfast far and dishwasher
- Bathroom complete with bathtub and shower
- Spacious study nook, large linen cupboard
- Master bedroom with an en-suite and walkin robe
- Built in wardrobes in the bedrooms
- Spacious laundry room, ample storage space
- Undercover BBQ/entertainment area
- Ducted air conditioning and gas heating
- Video intercom, home alarm system











MORE DETAILS

Property ID	2HHGF9E
Property Type	House

Steven Khawam 0415 308 100
Area Specialist | skhawam.nr@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

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