



Property With Potential!

Deposit taken by Team Abassi

Invest in this fabulous double lot (STCA) perfectly positioned in the heart of Guildford West, With combined total size of 509m² in a R3 zone. Currently offering a good size home with separate double garage.

This home is set in a convenient location within walking distance to Guildford Train Station and Schools. 6 mins to Merrylands Stockland Mall & 10 mins to Parramatta Westfields and CBD. Easy access to all major arterial roads including the M4, Great Western Highway, Cumberland Highway, Woodville Road and Parramatta Road.

Features include:

- + 3 good size bedrooms with built in robe
- + Spacious living & dining room combined
- + Separate family room
- + Large rumpus room
- + Tiled flooring throughout
- + Good size kitchen and bathroom
- + Internal laundry with 2nd toilet
- + Easy maintenance yard
- + Double lock up garage
- + 13.3sqm frontage x 38.2sqm depth approx

For further information, please contact our friendly staff on 9673 2200.

Disclaimer: We have been furnished with above information, however, Laing + Simmons gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate



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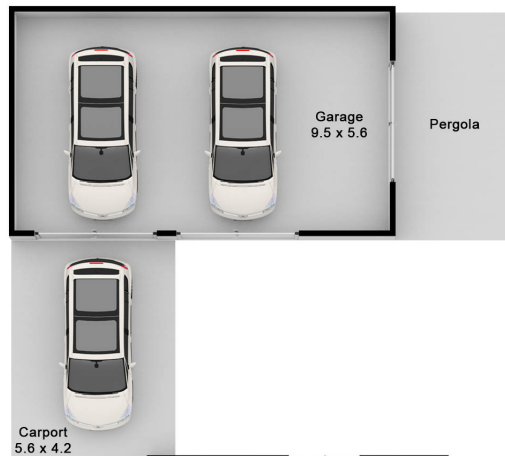
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Please note:
 Floorplan measurements are a guide only.
 All dimensions are approximate in their distance and volume.

Rear



Front



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