

**562 Guildford Rd, Guildford West, NSW 2161**

**Leased - \$1,000**

House 4 3 1



## BEAUTIFUL DUPLEX PERFECT FOR A GROWING FAMILY

A beautifully designed contemporary duplex offering spacious family living, premium finishes, and exceptional indoor-outdoor entertaining.

**Open for Inspection**

By Appointment.

### Property Features:

- \* Four spacious bedrooms, all fitted with built-in wardrobes
- \* Master bedroom featuring a stylish ensuite and private street-facing balcony
- \* Three modern bathrooms, including one conveniently located on the ground floor
- \* Expansive open-plan living and dining areas with seamless indoor-outdoor flow
- \* Designer gourmet kitchen featuring oversized island bench
- \* Premium stainless steel appliances with gas cooking
- \* Ample storage throughout
- \* High ceilings creating a bright and spacious feel
- \* Fully tiled lower level with elegant timber flooring upstairs
- \* Abundance of storage throughout the home
- \* Single lock-up garage with flexible multi-purpose use
- \* Outdoor Entertaining
- \* Covered alfresco entertaining area
- \* Outdoor kitchen perfect for hosting family and friends
- \* Expansive entertainment deck designed for year-round enjoyment

### Location Highlights:

- \* Approx. 450m to Guildford West Public School
- \* Approx. 1.5km to Merrylands High School
- \* Approx. 650m to Guildford West Children's Centre
- \* Approx. 200m to local shopping precinct
- \* Approx. 7 minute drive to Stockland Merrylands

### Listed By

Greg Okladnikov  
Phone: (02) 9749 4949  
Mobile: 0414 378 336

Greg Okladnikov  
Phone: (02) 9749 4949  
Mobile: 0414 378 336

