

**5B Queen St, Guildford, NSW 2161**

**\$1,320,000 - \$1,380,000**

Duplex 5  4  1 



## Modern home with a Teenager Retreat

Discover the perfect blend of style, functionality, and space in this beautifully designed 4-bedroom, 3-bathroom home with the added bonus of a self-contained teenager retreat with a separate street access. Step inside and be welcomed by a thoughtfully planned home with an open layout and plenty of natural light throughout.

The master bedroom boasts an abundant of natural light, a well-sized walk-in wardrobe for ample storage, and a private ensuite - offering convenience and privacy.

Each of the three additional bedrooms is generously sized, featuring built-in wardrobes and windows that flood the rooms with natural light - creating a warm and inviting atmosphere for individuals.

The open-plan kitchen is designed with movement and practicality in mind. It offers ample storage to maintain a clutter-free environment and is fitted with a gas cooktop.

Both bathrooms are well-sized and beautifully designed with a modern, sleek, and clean look. The upstairs main bathroom adds an extra layer of convenience with both a shower and a bathtub.

Flowing effortlessly from the kitchen is the spacious living room. Large windows allow sunlight to pour in, enhancing the comfort and brightness of the space. Step outside to a generously sized alfresco area, complete with a kitchenette.

The retreat area offers endless potential and has its own street access.

### Property Features:

- Large Bedrooms with Built-in Wardrobes
- Main bedroom with ensuite and walk-in wardrobe
- Stylish kitchen with granite benchtop including gas cooking
- Storage area
- Entertainment area
- Remote lockup garage
- Security Alarm
- Ducted Air-conditioning
- Video Intercom
- Bonus Teenage retreat with separate entry

### Listed By

Sofia Makdissi  
Phone: (02) 8677 7163  
Mobile: 0405 922 914

Joelle Achi

Mobile: 0405 500 540

### Open for Inspection

By Appointment.

